

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2020

COUNCIL BILL NO. CB20-0497  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 711 East Yale Avenue and 2525 South Downing Street (rear) in Rosedale.**

**WHEREAS**, the City Council has determined, based on evidence and testimony presented at the public hearing, that the map amendment set forth below conforms with applicable City laws, is consistent with the City’s adopted plans, furthers the public health, safety and general welfare of the City, will result in regulations and restrictions that are uniform within the CMP-H2 district, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is consistent with the neighborhood context and the stated purpose and intent of the proposed zone district;

**NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

**Section 1.** That upon consideration of a change in the zoning classification of the land area hereinafter described, Council finds:

- a. The land area hereinafter described is presently classified as CMP-EI2.
- b. It is proposed that the land area hereinafter described be changed to CMP-H2.

**Section 2.** That the zoning classification of the land area in the City and County of Denver described as follows shall be and hereby is changed from CMP-EI2 to CMP-H2:

**PARCEL A: 711 E. YALE AVENUE**  
A PARCEL OF LAND LOCATED IN THE SW1/4 SW1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SW1/4 SW1/4 AND THE NORTH LINE OF YALE AVENUE, WHICH POINT IS 30.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SW1/4 SW1/4; THENCE NORTH ALONG THE WEST LINE OF SAID SW1/4 SW1/4, A DISTANCE OF 335.0 FEET; THENCE EAST, PARALLEL WITH THE NORTH LINE OF YALE AVENUE, A DISTANCE OF 648.0 FEET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID SW1/4 SW1/4, A DISTANCE OF 335.0 FEET TO A POINT ON THE NORTH LINE OF YALE AVENUE; THENCE WEST, ALONG THE NORTH LINE OF YALE AVENUE, A DISTANCE OF 648.0 FEET TO THE POINT OF BEGINNING. CITY AND COUNTY OF DENVER, STATE OF COLORADO.

1 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline  
2 thereof, which are immediately adjacent to the aforesaid specifically described area.

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4 PARCEL B: 2525 S. DOWNING STREET REAR  
5 A STRIP OF LAND 25 FEET WIDE AND 190 FEET LONG LOCATED IN THE SW 1/4 OF  
6 THE SW 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH  
7 P.M. DESCRIBED AS FOLLOWS:

8  
9 BEGINNING AT A POINT FROM WHICH THE SOUTHWEST CORNER OF THE SW 1/4  
10 OF THE SW 1/4 BEARS SOUTH 365 FEET, SAID POINT BEING A COMMON CORNER  
11 OF THE PROPERTY OWNED BY PORTER MEMORIAL HOSPITAL AND THE  
12 PROPERTY OF THE SEVENTH DAY ADVENTIST ASSOCIATION OF COLORADO AND  
13 THE TRUE POINT OF BEGINNING; THENCE EAST ALONG THE NORTH PROPERTY  
14 LINE OF THE PROPERTY BELONGING TO THE SEVENTH DAY ADVENTIST  
15 ASSOCIATION OF COLORADO (SEE DEED RECORDED ON DECEMBER 14, 1961 IN  
16 BOOK 8777 AT PAGE 320 OF THE RECORDS OF THE CLERK AND RECORDER OF  
17 THE CITY AND COUNTY OF DENVER) A DISTANCE OF 190 FEET TO A POINT;  
18 THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SW 1/4 OF THE SW 1/4 A  
19 DISTANCE OF 25 FEET TO A POINT; THENCE WEST PARALLEL TO THE  
20 SOUTH LINE OF THE PROPERTY HEREBY CONVEYED A DISTANCE OF 190  
21 FEET TO A POINT ON THE WEST LINE OF THE SAID SW 1/4 OF THE SW  
22 1/4; THENCE SOUTH ALONG THE WEST LINE OF THE SAID SW 1/4 OF THE  
23 SW 1/4 TO THE TRUE POINT OF BEGINNING. CITY AND COUNTY OF  
24 DENVER, STATE OF COLORADO.

25  
26 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline  
27 thereof, which are immediately adjacent to the aforesaid specifically described area.

28  
29 **Section 3.** That this ordinance shall be recorded by the Manager of Community Planning and  
30 Development in the real property records of the Denver County Clerk and Recorder.

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32 [BALANCE OF PAGE INTENTIONALLY LEFT BLANK]

1 COMMITTEE APPROVAL DATE: June 2, 2020

2 MAYOR-COUNCIL DATE: June 9, 2020

3 PASSED BY THE COUNCIL: \_\_\_\_\_

4 \_\_\_\_\_ - PRESIDENT

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_; \_\_\_\_\_

10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: June 11, 2020

11 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
12 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
14 § 3.2.6 of the Charter.

15 Kristin M. Bronson, Denver City Attorney

16 BY: *Kristin J. Crawford*, Assistant City Attorney DATE: Jun 10, 2020