

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2016

COUNCIL BILL NO. CB16-0295  
COMMITTEE OF REFERENCE:  
Neighborhoods & Planning

**A BILL**

**For an ordinance changing the zoning classification for City-owned properties in the Villa Park neighborhood at various addresses (1100 N. Meade St. – unit vacant, 1100 N. Meade St., 1001 N. Meade St. – unit vacant, 1000 N. Newton St. – unit vacant, 1048 N. Newton St. – unit vacant, 1049 N. Stuart St., 1101 N. Perry St. – unit vacant).**

**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 E-SU-D1x and E-TU-C zone 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:

- 1. That the land area hereinafter described is presently classified as OS-A.
- 2. That the land area hereinafter described be changed to E-SU-D1x and E-TU-C.

**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 OS-A to E-SU-D1x:

1100 N. Meade St. (North) – Sch# 0506416025000

**LAND DESCRIPTION**

A parcel of land lying in the NE quarter of Section 6, Township 4 S, Range 68 west of the 6<sup>th</sup> PM, City and County of Denver, State of Colorado.

All of Lot 7 and those portions of Lots 1-6, Block 16, West Villa Park, lying southeasterly of the southeasterly right-of-way dedicated as W. 12<sup>th</sup> Ave. by Ordinance 798, Series of 2005.

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

1 1100 N. Meade St. (South) – Sch# 0506416002000

2 LAND DESCRIPTION

3 A parcel of land lying in the NE quarter of Section 6, Township 4 S, Range 68 west of the 6<sup>th</sup> PM, City and  
4 County of Denver, State of Colorado.  
5 Lots 8-10, Block 16, West Villa Park.

6  
7 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline  
8 thereof, which are immediately adjacent to the aforesaid specifically described area.

9 1001 N. Meade St. – Sch# 0506415031000

10 LAND DESCRIPTION

11 A parcel of land lying in the NE quarter of Section 6, Township 4 S, Range 68 west of the 6<sup>th</sup> PM, City and  
12 County of Denver, State of Colorado.  
13 All of Lots 39-40 and those portions of Lots 41-42, Block 15, West Villa Park, lying south of the southerly  
14 right-of-way dedicated as W. 12<sup>th</sup> Ave. by Ordinance 798, Series of 2005.

15  
16 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline  
17 thereof, which are immediately adjacent to the aforesaid specifically described area.

18 1000 N. Newton St. – Sch# 0506415030000

19 LAND DESCRIPTION

20 A parcel of land lying in the NE quarter of Section 6, Township 4 S, Range 68 west of the 6<sup>th</sup> PM, City and  
21 County of Denver, State of Colorado.  
22 Those portions of Lots 8-11, Block 15, West Villa Park, lying southeasterly of the southeasterly right-of-  
23 way dedicated as W. 12<sup>th</sup> Ave. by Ordinance 798, Series of 2005.

24  
25 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline  
26 thereof, which are immediately adjacent to the aforesaid specifically described area.

27 1048 N. Newton St. – Sch# 0506415029000

28 LAND DESCRIPTION

29 A parcel of land lying in the NE quarter of Section 6, Township 4 S, Range 68 west of the 6<sup>th</sup> PM, City and  
30 County of Denver, State of Colorado, being a portion of Lots 12-13, Block 15, West Villa Park.  
31 That portion of the property conveyed to The City and County of Denver by deed recorded at reception  
32 number 1999193945 lying southeasterly of the southeasterly right-of-way dedicated as W. 12<sup>th</sup> Ave. by  
33 Ordinance 798, Series of 2005.

34  
35 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline  
36 thereof, which are immediately adjacent to the aforesaid specifically described area.

37 **Section 3.** That the zoning classification of the land area in the City and County of  
38 Denver described as follows shall be and hereby is changed from OS-A to E-TU-C:

39 1049 N. Stuart St. – Sch# 0506409023000

40 LAND DESCRIPTION

41 A parcel of land lying in the NE quarter of Section 6, Township 4 S, Range 68 west of the 6<sup>th</sup> PM, City and  
42 County of Denver, State of Colorado.

1 Lots 35-37, Block 9, West Villa Park, excepting therefrom that land dedicated as public alley by Ordinance  
2 798, Series of 2005 lying northwesterly of a line beginning at a point 20 feet east of the NW corner of said  
3 lot 37 and terminating at a point 20 feet south of the NW corner of said lot 37.

4  
5 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline  
6 thereof, which are immediately adjacent to the aforesaid specifically described area.

7 1101 N. Perry St. – Sch# 0506412016000

8 LAND DESCRIPTION

9 A parcel of land lying in the NE quarter of Section 6, Township 4 S, Range 68 west of the 6<sup>th</sup> PM, City and  
10 County of Denver, State of Colorado.

11 That portion of Lot 37, Block 12, West Villa Park, lying southerly of the southerly right-of-way dedicated as  
12 public alley by Ordinance 798, Series of 2005.

13  
14 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline  
15 thereof, which are immediately adjacent to the aforesaid specifically described area.

16 **Section 4.** That this ordinance shall be recorded by the Manager of Community Planning  
17 and Development in the real property records of the Denver County Clerk and Recorder.

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19 COMMITTEE APPROVAL DATE: April 20, 2016.

20 MAYOR-COUNCIL DATE: April 26, 2016.

21 PASSED BY THE COUNCIL: \_\_\_\_\_, 2016

22 \_\_\_\_\_ - PRESIDENT

23 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_, 2016

24 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
25 EX-OFFICIO CLERK OF THE  
26 CITY AND COUNTY OF DENVER

27 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2016; \_\_\_\_\_, 2016

28 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: June 9, 2016

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30 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
31 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
32 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
33 § 3.2.6 of the Charter.

34 Denver City Attorney

35 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2016