

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2016

COUNCIL BILL NO. CB16-0563
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance changing the zoning classification for 2541-2731 W. Holden Pl., 2602-2660 W. Holden Pl., 2516-2608 W. 13th Ave., 2646-2746 W. 13th Ave., 1260-1280 N. Decatur St. and 2775 W. 13th Ave.

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, and will result in regulations and restrictions that are uniform within the C-MX-8 and C-MX-8, UO-1 districts;

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 I-MX-5, UO-2, I-A, UO-2, and C-MU-30, with waivers and conditions, UO-1.
- 2. That the land area hereinafter described should be changed to C-MX-8 and C-MX-8, UO-1.

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 I-MX-5, UO-2, I-A, UO-2, and C-MU-30, with waivers and conditions, UO-1 to C-MX-8 and C-MX-8, UO-1:

A part of the Northeast One-quarter of Section 5, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

- 1. Specifically, 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 I-A, UO-2 and I-MX, UO-2 to C-MX-8:

Fairview Addition

Lots 3 through 14 and the East 1.5 feet of Lot 15, and Lots 23 through 62 Block 5 and the vacated portion of 13th Avenue adjacent to Lots 3 through 5, Block 5

Lots 8-23, Block 6

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.

3 2. That the zoning classification of the land area in the City and County of Denver
4 described as follows shall be and hereby is changed from C-MU-30 with waivers and conditions,
5 UO-1 to C-MX-8, UO1:

6
7 **Fairview Addition**

8 Lots 13 through 36 Block 4 and the vacated alley and vacated W. Myrtle Place adjacent to said lots

9
10 Lots 13 through 36 Block 1, except that portion of said Block 1 conveyed to RTD in reception
11 #2010094290.

12
13 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline
14 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

17 COMMITTEE APPROVAL DATE: August 3, 2016

18 MAYOR-COUNCIL DATE: August 9, 2016

19 PASSED BY THE COUNCIL: _____,

20 2016

21 _____ - PRESIDENT

22 APPROVED: _____ - MAYOR _____,

23 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: August 11, 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
35 Denver City Attorney

36
37 BY: _____, Assistant City Attorney DATE: _____, 2016