

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2011

COUNCIL BILL NO. CB11-0470  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification of 2715, 2717, 2725 and 2727 S. Colorado Blvd.**

**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 in accordance with the Comprehensive Plan, is necessary to promote the public health, safety and general welfare of the City, is justified by one of the circumstances set forth in Section 12.4.10.14 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 B-3 with waivers.
2. That the Owner proposes that the land area hereinafter described be changed to

S-CC-3x.

**Section 2.** That the zoning classification of the land area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from B-3 with waivers to S-CC-3x:

2715/2717 S Colorado Blvd, Parcel 0536101016000, WELLSHIRE HEIGHTS B5 S 16FT OF L21 & L20 EXC S 12 FT  
2725/2727 S Colorado Blvd, Parcel 0536101011000, WELLSHIRE HEIGHTS B5 S 12FT OF L20 & N 50FT OF L19

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.

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

1 COMMITTEE APPROVAL DATE: June 28, 2011

2 MAYOR-COUNCIL DATE: July 5, 2011

3 PASSED BY THE COUNCIL: \_\_\_\_\_, 2011

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

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_, 2011

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

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2011; \_\_\_\_\_, 2011

10 PREPARED BY: KAREN A. AVILES, Assistant City Attorney DATE: July 7, 2011

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 David W. Broadwell, Denver City Attorney

16 BY: \_\_\_\_\_, City Attorney DATE: \_\_\_\_\_, 2011