

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2012

COUNCIL BILL NO. CB12-0671  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for properties located at**  
7 **1200, 1214 and 1220 Grove Street.**  
8

9 **WHEREAS**, the City Council has determined, based on evidence and testimony presented  
10 at the public hearing, that the map amendment set forth below conforms with applicable City laws,  
11 is in accordance with the Comprehensive Plan, is necessary to promote the public health, safety  
12 and general welfare of the City, is justified by one of the circumstances set forth in Section  
13 12.4.10.14 of the Denver Zoning Code, and is consistent with the neighborhood context and the  
14 stated purpose and intent of the proposed zone district;

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

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

- 19 1. That the land area hereinafter described is presently classified as OS-A.  
20 2. That the Owner proposes that the land area hereinafter described be changed to E-TU-B.

21 **Section 2.** That the zoning classification of the land area in the City and County of  
22 Denver described as follows or included within the following boundaries shall be and hereby is  
23 changed from OS-A to E-TU-B.

24 **A parcel of land located in the Northwest One-quarter of Section 5,**  
25 **Township 4 South, Range 68 West of the Sixth Principal Meridian,**  
26 **City and County of Denver, State of Colorado, more particularly**  
27 **described as follows:**

28  
29 **All of Lots 19 through 24, Block 8, Villa Park.**

30  
31 **In addition thereto those portions of all abutting public rights-of-**  
32 **way, but only to the centerline thereof, which are immediately**  
33 **adjacent to the aforesaid specifically described area.**

34  
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36 **way, but only to the centerline thereof, which are immediately**  
37 **adjacent to the aforesaid specifically described area.**  
38

**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.

COMMITTEE APPROVAL DATE: September 11, 2012

MAYOR-COUNCIL DATE: September 18, 2012

PASSED BY THE COUNCIL: \_\_\_\_\_, 2012

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

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

PREPARED BY: Brent A. Eisen, Assistant City Attorney      DATE: September 20, 2012

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

Douglas J. Friednash, Denver City Attorney

BY: \_\_\_\_\_, Assistant City Attorney      DATE: \_\_\_\_\_, 2012