

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2016

COUNCIL BILL NO. CB16-0907
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for multiple properties**
7 **including the area generally bounded on the north by Louisiana Avenue from**
8 **South Dahlia Street to South Fairfax Avenue; on the east, including the properties**
9 **on the east side of South Fairfax Street and South Filbert Way from Louisiana**
10 **Avenue to Florida Avenue; on the south by Florida Avenue from South Filbert Way**
11 **to South Dahlia Street; and on the west by South Dahlia Street from Florida**
12 **Avenue to Louisiana Avenue, excluding the southwest parcel.**

13 **WHEREAS**, the City Council has determined, based on evidence and testimony presented
14 at the public hearing, that the map amendment set forth below conforms with applicable City laws,
15 is consistent with the City's adopted plans, furthers the public health, safety and general welfare of
16 the City, will result in regulations and restrictions that are uniform for each district, and the district
17 will contain distinctive building features;

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

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

- 22 1. That the land area hereinafter described is presently classified as S-SU-D.
23 2. That the City Council proposes that the land area hereinafter described be changed to S-
24 SU-D CO-5.

25 **Section 2.** That the zoning classification of the land area in the City and County of
26 Denver described as follows shall be and hereby is changed from S-SU-D to S-SU-D CO-5:

27 A part of the southwest quarter of the northeast quarter of Section 19, Township 4 South, Range 67 West of
28 the Sixth Principal Meridian, City and County of Denver, State of Colorado, particularly described as
29 follows:

30 All of Blocks 1, 2, 3, 5 and 6, Christian Noe Subdivision, and all of Block 4, Resubdivision of Block 4
31 Christian Noe Subdivision.

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

