

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2013

COUNCIL BILL NO. CB13-0137
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 1410 – 1460 South Holly Street.

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 S-SU-D, R-5 and B-1;
2. That the Owner proposes that the land area hereinafter described be changed to

CMP-EI2.

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 S-SU-D, R-5 and B-1, to CMP-EI2:

PAVLAKIS SUBDIVISION AND UNSUBDIVIDED LANDS LYING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 18, BLOCK 5, VIRGINIA VILLAGE FILING NO 3; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST FLORIDA AVENUE S89°39'02"W, 315.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH HOLLY STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N00°01'02"W, 619.64 FEET TO THE SOUTHWEST CORNER OF LOT 17, SAID BLOCK 5; THENCE ALONG THE SOUTH LINE OF LOTS 13 THROUGH 17, INCLUSIVE, SAID BLOCK 5 N89°35'05"E, 315.00 FEET; THENCE ALONG THE WEST LINE LOTS 18 THROUGH 27, INCLUSIVE, SAID BLOCK 5 S00°01'04"E, 620.00 FEET TO THE POINT OF BEGINNING, CONTAINING 195,241 SQUARE FEET OR 4.482 ACRES, MORE OR LESS.

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

5 COMMITTEE APPROVAL DATE: March 12, 2013

6 MAYOR-COUNCIL DATE: March 19, 2013

7 PASSED BY THE COUNCIL: _____, 2013

8 _____ - PRESIDENT

9 APPROVED: _____ - MAYOR _____, 2013

10 ATTEST: _____ - CLERK AND RECORDER,
11 EX-OFFICIO CLERK OF THE
12 CITY AND COUNTY OF DENVER

13 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2013; _____, 2013

14 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: March 21, 2013

15 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
16 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
17 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
18 § 3.2.6 of the Charter.

19 Douglas J. Friednash, Denver City Attorney

20 BY: _____, Assistant City Attorney DATE: _____, 2013