

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2011

COUNCIL BILL NO. CB11-0504
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification of 3011 West 49th Avenue.**

7
8 **WHEREAS**, the City Council has determined, based on evidence and testimony presented
9 at the public hearing, that the map amendment set forth below conforms with applicable City laws,
10 is in accordance with the Comprehensive Plan, is necessary to promote the public health, safety
11 and general welfare of the City, is justified by one of the circumstances set forth in Section
12 12.4.10.14 of the Denver Zoning Code, and is consistent with the neighborhood context and the
13 stated purpose and intent of the proposed zone district;

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

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

- 18 1. That the land area hereinafter described is presently classified as E-MX-2x.
19 2. That the Owner proposes that the land area hereinafter described be changed to E-MX-2.

20 **Section 2.** That the zoning classification of the land area in the City and County of
21 Denver described as follows or included within the following boundaries shall be and hereby is
22 changed from E-MX-2x to E-MX-2:

23 **BERKELEY B89 L21 TO 24 EXC REAR 8FT TO CITY**

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

26 **Section 3.** That this ordinance shall be recorded by the Manager of Community, Planning,
27 and Development in the real property records of the Denver County Clerk and Recorder.
28

1 COMMITTEE APPROVAL DATE: July 12, 2011

2 MAYOR-COUNCIL DATE: July 19, 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 21, 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