

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2015

COUNCIL BILL NO. CB15-0006
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance changing the zoning classification for 2600 S. University 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 12.4.10.8 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 OS-A.
2. That the Owner proposes that the land area hereinafter described be changed to G-MU-5.

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 OS-A to G-MU-5:

A parcel or land located In the Southwest One-quarter of Section 25, Township 4 South, Range 68 West of the 6th Principal Meridian and being a part of Lots 4 and 5,Block 22, ILIFF’S UNIVERSITY ADDITION, City and County of Denver, State of Colorado, being more particularly described as follows:

Beginning at the southeast corner of Lot 3, Block 22, said ILIFF'S UNIVERSITY ADDITION thence S00°00'00"E along the east line of Lots 4 and 5, said Block 22, a distance of 37.76 feet; thence departing said east line S81°10'49"W, a distance of 38.17 feet; thence N87°30'09"W, a distance of 34.89 feet; thence N56°38'13"W, a distance of 28.32 feet; thence N01°05'43"E, a distance of 26.53 feet to a point on the south line of Lot 3, said Block 22; thence N90°00'00"E along said south line, a distance or 95.72 feet, more or less, to the Point of Beginning. Containing 3,833 square feet or 0.088 acres, more or less.

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.

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

3
4 COMMITTEE APPROVAL DATE: January 7, 2015

5 MAYOR-COUNCIL DATE: January 13, 2015

6 PASSED BY THE COUNCIL: _____, 2015
7 _____ - PRESIDENT

8 APPROVED: _____ - MAYOR _____, 2015

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

12 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2015; _____, 2015

13 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: January 8, 2015

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

18 D. Scott Martinez, Denver City Attorney

19 BY: _____, Assistant City Attorney DATE: _____, 2015