

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2017

COUNCIL BILL NO. CB17-0751
COMMITTEE OF REFERENCE:

4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 4060 North Elati Street in**
7 **Globeville.**

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 consistent with the City’s adopted plans, furthers the public health, safety and general welfare of
11 the City, will result in regulations and restrictions that are uniform within the C-RX-12 district, is
12 justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and
13 is consistent with the neighborhood context and the stated purpose and intent of the proposed zone
14 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 a. The land area hereinafter described is presently classified as I-A, UO-2.
- 20 b. It is proposed that the land area hereinafter described be changed to C-RX-12.

21 **Section 2.** That the zoning classification of the land area in the City and County of Denver
22 described as follows shall be and hereby is changed from I-A, UO-2 to C-RX-12:

23 **Legal Description**

24 A Parcel recorded in Book 7802 at Page 375 in the Clerk and Recorder’s Office of the City and
25 County of Denver, located in a part of the southwest ¼ of Section 22, Township 3 South,
26 Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado,
27 more particularly described as follows:

28 Beginning at the point of intersection of the South line of West 41st Avenue and the East line of
29 Elati Street as platted in Viaduct Addition to Denver; thence South 0° 02’ 00” West along the
30 East line of Elati Street a distance of 295.0 feet; thence South 89°56’00” East, a distance of
31 77.5 feet to a point on the West right-of-way line of the Farmers and Gardeners Ditch; thence
32 North 03°26’30” West, along said West right-of-way line, a distance of 82.89 feet; thence
33 North 21°39’30” East along said West right-of-way line, a distance of 101.52 feet; thence
34 North 10° 51’ East along said West right-of-way line a distance of 74.4 feet; thence North
35 31°21’00” East along said West right-of-way line, a distance of 52.28 feet to a point on the
36 East line of West 41st Avenue; thence North 89° 56’00” West, along the South line of West 41st
37 Avenue, a distance of 151.1 feet more or less to the point of beginning.

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

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

6 COMMITTEE APPROVAL DATE: July 11, 2017

7 MAYOR-COUNCIL DATE: July 18, 2017

8 PASSED BY THE COUNCIL: August 21, 2017

9 AL Bank - PRESIDENT

10 APPROVED: J. S. - MAYOR Aug 22, 2017

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

14 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____

15 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: July 20, 2017

16 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
17 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
18 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
19 § 3.2.6 of the Charter.

20 Kristin M. Bronson, Denver City Attorney

21 BY: K. Bronson, Assistant City Attorney DATE: Jul 19, 2017