

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2022

COUNCIL BILL NO. CB22-0694  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 5101 Leetsdale Drive in Washington Virginia Vale.**

**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 consistent with the City’s adopted plans, furthers the public health, safety and general welfare of the City, will result in regulations and restrictions that are uniform within the E-TU-B district, 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:

- a. The land area hereinafter described is presently classified as PUD 436.
- b. It is proposed that the land area hereinafter described be changed to E-TU-B.

**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 PUD 436 to E-TU-B:

A PARCEL OF LAND BEING A PORTION OF LOTS 37 THRU 40, BLOCK 206, LOTS 1 THRU 4, BLOCK 205, A PORTION OF VACATED FAIRFAX STREET BETWEEN BLOCKS 205 & 206, AND THE WEST 1/2 OF THE VACATED ALLEY IN BLOCK 206, EAST CAPITOL HILL SUBDIVISION OF BLOCK E, JERSEY SUBDIVISION, AND SITUATED IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RANGE POINT IN THE INTERSECTION OF EAST ALAMEDA AVENUE AND SOUTH ELM STREET, BEING A FOUND AXLE IN RANGE BOX, FROM WHENCE A RANGE POINT IN THE INTERSECTION OF EAST ALAMEDA AVENUE AND SOUTH FAIRFAX STREET, BEING A FOUND MAG NAIL IN ASPHALT, BEARS NORTH 89°27'47" EAST, A DISTANCE OF 330.15 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO:

THENCE SOUTH 25°32'55" EAST, A DISTANCE OF 678.76 FEET TO THE POINT OF BEGINNING;

1  
2 THENCE NORTH 89°28'56" EAST, A DISTANCE OF 210.00 FEET;  
3 THENCE SOUTH 00°39'17" EAST, A DISTANCE OF 92.00 FEET;  
4 THENCE SOUTH 89°28'56" WEST, A DISTANCE OF 210.00 FEET;  
5 THENCE NORTH 00°39'17" WEST, A DISTANCE OF 92.00 FEET TO THE POINT OF  
6 BEGINNING;

7  
8 CONTAINING 19,320 SQUARE FEET, 0.444 ACRES OF LAND, MORE OR LESS

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

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

13 COMMITTEE APPROVAL DATE: June 21, 2022

14 MAYOR-COUNCIL DATE: N/A

15 PASSED BY THE COUNCIL: \_\_\_\_\_

16 \_\_\_\_\_ - PRESIDENT

17 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

18 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
19 EX-OFFICIO CLERK OF THE  
20 CITY AND COUNTY OF DENVER

21 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_

22 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: June 23, 2022

23 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
24 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
25 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
26 § 3.2.6 of the Charter.

27  
28 Kristin M. Bronson, Denver City Attorney

29  
30 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_