

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2014

COUNCIL BILL NO. CB14-0034
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 351 South Jackson 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 B-4, with waivers, UO-1 and UO-2.
2. That the Owner proposes that the land area hereinafter described be changed to C-MX-8 and C-MX-12.

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 B-4, with waivers, UO-1 and UO-2 to C-MX-8:

LOTS 42, 43 AND 44 AND THE NORTH 15 FEET OF LOT 41, BLOCK 3, BURNSDALE ADDITION;

TOGETHER WITH A STRIP OF LAND, 34.19 FEET IN WIDTH, LYING BETWEEN THE WEST LINE OF SAID LOTS AND PORTION OF A LOT AND THE EAST LINE OF THE PUBLIC ALLEY, WITH ITS SOUTH LINE BEING THE SOUTH LINE OF THE NORTH 15 FEET OF SAID LOT 41 EXTENDED WEST TO INTERSECT SAID EAST LINE OF THE PUBLIC ALLEY AND WITH ITS NORTH LINE BEING THE NORTH LINE OF SAID LOT 44 EXTENDED WEST TO INTERSECT SAID EAST LINE OF THE PUBLIC ALLEY.

1 **Section 3.** That the zoning classification of the land area in the City and County of
2 Denver described as follows shall be and hereby is changed from B-4, with waivers, UO-1 and UO-
3 2 to C-MX-12:

4 **351 S. JACKSON ST. - CMX-12 (REMAINDER)**

5
6 LOTS 28 THROUGH 41, BLOCK 3, BURNSDALE ADDITION, EXCEPT THE NORTH
7 15 FEET OF SAID LOT 41;

8
9 TOGETHER WITH THE NORTH TWENTY FEET OF VACATED DAKOTA AVENUE,
10 VACATED BY ORDINANCES NO. 253 AND NO. 467, SERIES OF 1962;

11
12 TOGETHER WITH A STRIP OF LAND, 34.19 FEET IN WIDTH, LYING BETWEEN
13 THE WEST LINE OF SAID LOTS AND PORTION OF A LOT AND THE EAST LINE OF
14 THE PUBLIC ALLEY, WITH ITS NORTH LINE BEING THE SOUTH LINE OF THE
15 NORTH 15 FEET OF SAID LOT 41 EXTENDED WEST TO INTERSECT SAID EAST
16 LINE OF THE PUBLIC ALLEY AND WITH ITS SOUTH LINE BEING THE SOUTH
17 LINE OF SAID LOT 28 EXTENDED WEST TO INTERSECT SAID EAST LINE OF THE
18 PUBLIC ALLEY.

19
20 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline
21 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

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25 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

1 COMMITTEE APPROVAL DATE: January 28, 2014

2 MAYOR-COUNCIL DATE: February 4, 2014

3 PASSED BY THE COUNCIL: _____, 2014

4 _____ - PRESIDENT

5 APPROVED: _____ - MAYOR _____, 2014

6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2014; _____, 2014

10 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: February 6, 2014

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 D. Scott Martinez, Denver City Attorney

16 BY: _____, Assistant City Attorney DATE: _____, 2014