

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2016

COUNCIL BILL NO. CB16-0252
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance changing the zoning classification for 3441 W. 39th Avenue and 3914 N. King 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 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 U-SU-B1 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:

1. That the land area hereinafter described is presently classified as PUD #406.
2. That the Owner proposes that the land area hereinafter described be changed to U-SU-B1.

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 #406 to U-SU-B1:

PARCEL DESCRIPTION REC_NO_2004240186
LOTS 1 THROUGH 6, INCLUSIVE, BLOCK C, FIRST ADDITION TO BOULEVARD HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO

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.

PARCEL DESCRIPTION 3914 KING STREET - REC. NO_1986199396
A PART OF LOTS 1 THROUGH 6, INCLUSIVE, BLOCK C, FIRST ADDITION TO BOULEVARD HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 64 FEET OF LOTS 1, 2 AND 3; THE NORTH 50 FEET OF LOTS 4, 5 AND 6; AND THE SOUTH 14 FEET OF THE NORTH 64 FEET OF THE WEST 14 FEET OF LOT 4, ALL IN BLOCK C, FIRST ADDITION TO BOULEVARD HIGHLANDS,

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

3 **PARCEL DESCRIPTION** 3441 WEST 39TH AVENUE - REC, NO, 1995090379
4 A PART OF LOTS 1 THROUGH 6, INCLUSIVE, BLOCK C, FIRST ADDITION TO BOULEVARD HIGHLANDS,
5 CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY
6 DESCRIBED AS FOLLOWS:
7

8 LOTS 1, 2 AND 3, EXCEPT THE NORTH 64 FEET OF LOTS 1, 2 AND 3• AND LOTS 4, 5 AND 6, EXCEPT
9 THE NORTH 50 FEET OF LOTS 4, 5 AND 6; AND EXCEPT THE SOUTH 14 FEET OF THE NORTH
10 64 FEET OF THE WEST 14 FEET OF LOT 4, ALL IN BLOCK C, FIRST ADDITION TO BOULEVARD HIGHLANDS,
11

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

14 **Section 3.** That this ordinance shall be recorded by the Manager of Community Planning
15 and Development in the real property records of the Denver County Clerk and Recorder.
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17 COMMITTEE APPROVAL DATE: April 13, 2016.

18 MAYOR-COUNCIL DATE: April 19, 2016.

19 PASSED BY THE COUNCIL: _____, 2016

20 _____ - PRESIDENT

21 APPROVED: _____ - MAYOR _____, 2016

22 ATTEST: _____ - CLERK AND RECORDER,
23 EX-OFFICIO CLERK OF THE
24 CITY AND COUNTY OF DENVER

25 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2016; _____, 2016

26 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: May 19,
27 2016

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29 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
30 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
31 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
32 § 3.2.6 of the Charter.

33 Denver City Attorney

34 BY: _____, Assistant City Attorney DATE: _____, 2016