

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2015

COUNCIL BILL NO. CB15-0321
COMMITTEE OF REFERENCE:
4 Neighborhoods & Planning

5 **A BILL**

6 **For an ordinance changing the zoning classification for multiple properties**
7 **roughly bounded by 38th Avenue, Federal Boulevard, 32nd Avenue and Zuni**
8 **Street.**

9 **WHEREAS**, the City Council has determined, based on evidence and testimony presented
10 at the public hearing, that the map amendment set forth below conforms with applicable City laws,
11 is consistent with the City’s adopted plans, furthers the public health, safety and general welfare of
12 the City, will result in regulations and restrictions that are uniform for each district, and the district
13 will contain distinctive building features;

14 **NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY**
15 **OF DENVER:**

16 **Section 1.** That upon consideration of a change in the zoning classification of the land area
17 hereinafter described, Council finds:

18 1. That the land area hereinafter described is presently classified as U-TU-B, U-TU-B2, or U-
19 TU-B, UO-3.

20 2. That the City Council proposes that the land area hereinafter described be changed to U-
21 TU-B, CO-4; U-TU-B2, CO-4; or U-TU-B, UO-3, CO-4.

22 **Section 2.** That the zoning classification of the land area in the City and County of
23 Denver described as follows shall be and hereby is changed from U-TU-B, CO-4; U-TU-B2, CO-4;
24 or U-TU-B, UO-3, CO-4:

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

1 **That the zoning classification of the area in the City and County of Denver**
2 **described as follows or included within the following boundaries shall be**
3 **and hereby is changed from U-TU-B to U-TU-B, CO-4:**

4 POTTER HIGHLANDS

5 ALL OF BLOCKS 1, 5, 8, 9, 11 THROUGH 27, AND 35 AND ALL
6 SUBDIVISIONS AND RESUBDIVISIONS THEREOF

7
8 POTTER HIGHLANDS BLOCK 2

9 THE EASTERLY 110 FEET OF LOT 3

10 BLAKE'S RESUBDIVISION OF LOT 1, 2, AND 4, BLOCK 2, POTTER
11 HIGHLANDS

12 BLOCK 2, LOTS 1 THROUGH 13 AND THE SOUTHERLY 10 FEET OF LOT 14,
13 AND LOTS 26 THROUGH 36

14
15 POTTER HIGHLANDS BLOCK 3

16 THE WESTERLY ½ AND THE SOUTHERLY 157 FEET OF THE EASTERLY ½
17 OF LOT 3

18 AND THE SOUTHERLY 125 FEET OF THE EASTERLY 135 FEET AND THE
19 SOUTHERLY 156 FEET OF THE WESTERLY 50 FEET OF LOT 4

20 POTTER HIGHLANDS BLOCK 4

21 MARSHS RESUBDIVISION OF BLOCK 4 POTTER HIGHLANDS

22 ALL OF BLOCK 4 EXCEPT LOTS 10 AND 11

23 POTTER HIGHLANDS BLOCK 6

24 RESUBDIVISION OF BLOCK 6 POTTER HIGHLANDS

25 BLOCK 6, LOTS 1 THROUGH 14 AND THE EASTERLY 2 FEET OF LOT K

26
27 POTTER HIGHLANDS BLOCK 7

28 RESUBDIVISION OF BLOCK 7 POTTER HIGHLANDS

29 BLOCK 7, LOTS 1 THROUGH 6 AND LOTS 10 THROUGH 36

30
31 POTTER HIGHLANDS BLOCK 10

32 RESUBDIVISION OF BLOCK 10 POTTER HIGHLANDS

33 BLOCK 10, LOTS 1 THROUGH 29, THE NORTHERLY ½ OF LOT 30 AND
34 LOTS 33 THROUGH 42

35
36 POTTER HIGHLANDS BLOCK 28, 29 AND 30

37 RAE'S RE-SUBDIVISION OF BLOCKS 28, 29 AND 30 POTTER HIGHLANDS

38 ALL EXCEPT BLOCK 29, LOTS 13 THROUGH 20 AND THE SOUTHERLY 19
39 FEET OF LOT 38 AND LOTS 39 THROUGH 44

40
41 POTTER HIGHLANDS BLOCK 33

42 DAVIS' SUBDIVISION OF PART OF BLOCK 33 AND PART OF WANLESS ST.
43 RESERVED, POTTER HIGHLANDS

44 BLOCK 33, LOTS 2 THROUGH 10

45 MAJOR AND JACKSON'S RESUBDIVISION OF LOT 4, AND PART OF 1, 2
46 AND 3 BLOCK 33, POTTER HIGHLANDS

47 BLOCK 33, LOTS 1 AND 2

48
49 POTTER HIGHLANDS BLOCK 34

1 ALL OF THE RESUBDIVISION OF THE NORTHERN PART OF BLOCK 34,
2 POTTER HIGHLANDS AND ALL OF THE JUAN SANCHEZ PLAZA THEREOF
3 MAPLE HILL SUBDIVISION OF BLOCK 34, POTTER HIGHLAND BLOCK 34,
4 LOTS 1 THROUGH 6

5
6 POTTER HIGHLANDS BLOCK 36
7 BLOCK 36, LOT 1
8 ALL OF ROBINSON'S SUBDIVISION OF LOT 2 BLOCK 36 POTTER
9 HIGHLANDS
10 KING AND MCDOWELL'S SUBDIVISION OF PART OF LOT 3, BLOCK 36,
11 POTTER HIGHLANDS
12 BLOCK 36, LOT 8
13 MAJOR'S SUBDIVISION OF LOT 4 BLOCK 36 POTTER HIGHLANDS
14 BLOCK 36, LOTS 8 THROUGH 11

15 In addition thereto those portions of all abutting public rights-of-way, but only to the
16 centerline thereof, which are immediately adjacent to the aforesaid specifically
17 described area.

18 and

19 **That the zoning classification of the area in the City and County of Denver**
20 **described as follows or included within the following boundaries shall be**
21 **and hereby is changed from U-TU-B2 to U-TU-B2, CO-4:**

22 HEES'S SUBDIVISION OF BLOCK 18 POTTER HIGHLANDS
23 ALL OF BLOCK 18

24 and

25 **That the zoning classification of the area in the City and County of Denver**
26 **described as follows or included within the following boundaries shall be**
27 **and hereby is changed from U-TU-B, UO-3 to U-TU-B, UO-3, CO-4:**

28 POTTER HIGHLANDS BLOCK 28, 29 AND 30
29 RAE'S RE-SUBDIVISION OF BLOCKS 28, 29 AND 30 POTTER HIGHLANDS
30 BLOCK 29, LOTS 13 THROUGH 20 AND THE SOUTHERLY 19 FEET OF LOT
31 38 AND LOTS 39 THROUGH 44

32
33 POTTER HIGHLANDS BLOCK 36
34 KING AND MCDOWELL'S SUBDIVISION OF PART OF LOT 3, BLOCK 36,
35 POTTER HIGHLANDS
36 BLOCK 36, LOTS 1 THROUGH 7
37 MAJOR'S SUBDIVISION OF LOT 4 BLOCK 36 POTTER HIGHLANDS
38 BLOCK 36, LOTS 5 THROUGH 7

39 In addition thereto those portions of all abutting public rights-of-way, but only to the
40 centerline thereof, which are immediately adjacent to the aforesaid specifically
41 described area.

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

1 COMMITTEE APPROVAL DATE: May 13, 2015

2 MAYOR-COUNCIL DATE: May 19, 2015

3 PASSED BY THE COUNCIL: _____, 2015

4 _____ - PRESIDENT

5 APPROVED: _____ - MAYOR _____, 2015

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

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

10 PREPARED BY: Adam Hernandez, Assistant City Attorney DATE: May 28, 2015

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: _____, 2015