

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2011

COUNCIL BILL NO. CB11-0472
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification of 377 and 389 South Lipan**
7 **Street.**

8
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 in accordance with the Comprehensive Plan, is necessary to promote the public health, safety
12 and general welfare of the City, is justified by one of the circumstances set forth in Section
13 12.4.10.14 of the Denver Zoning Code, and is consistent with the neighborhood context and the
14 stated purpose and intent of the proposed zone 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 1. That the land area hereinafter described is presently classified as IA-UO-2.
20 2. That the Owner proposes that the land area hereinafter described be changed to
21 I-MX-3 UO-2.

22 **Section 2.** That the zoning classification of the land area in the City and County of
23 Denver described as follows or included within the following boundaries shall be and hereby is
24 changed from IA-UO-2 to I-MX-3 UO-2:
25

26 **[BALANCE OF PAGE INTENTIONALLY LEFT BLANK]**

Those portions of the following blocks lying east of the right-of-way of the Colorado and Southern Railway Company:

Block thirty-four (34), and
Block thirty-five (35),
Valverde,

Together with the vacated alleys in said blocks lying east of the right-of-way of the Colorado and Southern Railway Company,
And together with vacated West Dakota Avenue lying between
Blocks thirty-four (34) and thirty-five (35) of Valverde, and lying east of the Right-of-way of the Colorado and Southern Railway Company,

City and County of Denver,
State of Colorado

Lots 1-12 & 38-48, block 35
Lots 1-8 & 44-48, block 36
Valverde
City and County of Denver, Colorado

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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.

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

COMMITTEE APPROVAL DATE: June 28, 2011

MAYOR-COUNCIL DATE: July 5, 2011

PASSED BY THE COUNCIL: _____, 2011

_____ - PRESIDENT

APPROVED: _____ - MAYOR _____, 2011

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

NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2011; _____, 2011

PREPARED BY: KAREN A. AVILES, Assistant City Attorney DATE: July 7, 2011

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

David W. Broadwell, Denver City Attorney

BY: _____, City Attorney DATE: _____, 2011