

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2011

COUNCIL BILL NO. CB11-0605  
COMMITTEE OF REFERENCE:  
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification of 3155 East First Avenue**  
7 **from PUD No. 151 to C-CCN.**

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 PUD No. 151.  
20 2. That the Owner proposes that the land area hereinafter described be changed to C-CCN.

21 **Section 2.** That the zoning classification of the land area in the City and County of  
22 Denver described as follows or included within the following boundaries shall be and hereby is  
23 changed from PUD No. 151 to C-CCN:

"That portion of Block C, Coloden Moor, described as follows:

Beginning at the point of intersection of the east and south line of Block C (Northwest corner of the intersection of  
East First Avenue and Steele Street); thence north (N) along the east (E) line of Block C, 110 feet; thence west (W) at a  
right angle 110 feet; then south (S) at a right angle to a point on the south line of Block C; thence easterly along the  
south line of Block C to the point of beginning, City and County of Denver, State of Colorado."

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25  
26 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline  
27 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

1 COMMITTEE APPROVAL DATE: August 23, 2011

2 MAYOR-COUNCIL DATE: August 30, 2011

3 PASSED BY THE COUNCIL: \_\_\_\_\_, 2011

4 \_\_\_\_\_ - PRESIDENT

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_, 2011

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

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2011; \_\_\_\_\_, 2011

10 PREPARED BY: KAREN A. AVILES, Assistant City Attorney DATE: \_\_\_\_\_, 2011

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 Douglas J. Friednash, Denver City Attorney

16 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2011