

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2014

COUNCIL BILL NO. CB14-0765
COMMITTEE OF REFERENCE:
Neighborhood & Planning

A BILL

For an ordinance changing the zoning classification for multiple properties in the Cherry Creek North business district area, roughly bounded by 1st Avenue, 3rd Avenue, University and Steele 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, results in regulations and restrictions that are uniform for each district, and is necessary to promote the public health, safety and general welfare of the City,;

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 C-CCN, PUD or C-MU-10, with waivers.

2. That the City Council proposes that the land area hereinafter described be changed to C-CCN-4, C-CCN-5, C-CCN-7, C-CCN-8 or C-CCN-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 C-CCN, PUD or C-MU-10, with waivers, to C-CCN-4, C-CCN-5, C-CCN-7, C-CCN-8 or C-CCN-12:

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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 C-CCN to C-CCN-4:
4

5 **HARMAN'S SUBDIVISION TO THE CITY OF DENVER**

6 Block 33, Lot 1, and the South 75 feet of Lot 2
7 Block 34, Lots 1 and 10
8 Block 35, Lot 1
9 Block 36, Lots 1 and 10
10 Block 37, Lots 1 and 10, and the South ½ of Lots 2 and 9
11 Block 38, Lots 1 and 10, and the South ½ of Lots 2 and 9
12 Block 39, Lots 1 and 10, and the South ½ of Lots 2 and 9
13 Block 40, Lots 1 and 10, and the South ½ of Lots 2 and 9
14 Block 41, Lot 1
15 Block 56, Lot 2, and the North ½ of Lot 5
16

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

21 and
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23 That the zoning classification of the area in the City and County of Denver
24 described as follows or included within the following boundaries shall be
25 and hereby is changed from PUD #157 to C-CCN-4:
26

27 **HARMAN'S SUBDIVISION TO THE CITY OF DENVER**

28 Block 56, Lots 3 and 4, and the South ½ of Lot 5
29

30 In addition thereto those portions of all abutting public rights-of-way, but only to the
31 centerline thereof, which are immediately adjacent to the aforesaid specifically
32 described area.
33

34 and
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36 That the zoning classification of the area in the City and County of Denver
37 described as follows or included within the following boundaries shall be
38 and hereby is changed from C-CCN to C-CCN-5:
39

40 **HARMAN'S SUBDIVISION TO THE CITY OF DENVER**

41 Block 56, Lot 1
42 Block 57, Lots 4 through 7
43 Block 58, Lots 4 through 7
44 Block 59, Lot 4, and Lots 6 through 7
45 Block 60, Lots 4 through 7
46 Block 61, Lots 4 through 7
47 Block 62, Lots 6 and 7
48 Block 63, Lots 5 and 6
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Block 64, Lots 5 and 6
Block 72, the North 33-1/3 feet of Lot 2, all of Lots 3 and 4, and the North ½ of Lot 5
Block 73, Lots 1 through 3

COUNTRY CLUB ANNEX – AMENDED (BLOCKS 3 AND 4)

Block 4, the South 19 feet of Lot 54, and all of Lots 55 through 66

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.

and

That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from C-CCN to C-CCN-7:

HARMAN'S SUBDIVISION TO THE CITY OF DENVER

Block 57, Lots 3 and 8, and the North ½ of Lot 9
Block 58, Lots 3 and 8, and the North ½ of Lots 2 and 9
Block 59, Lots 3 and 8, and the North ½ of Lots 2 and 9
Block 60, Lots 3 and 8, and the North ½ of Lots 2 and 9
Block 61, Lots 3 and 8, and the North ½ of Lots 2 and 9
Block 62, Lot 8, and the North ½ of Lot 9
Block 63, the South 1/3 of Lot 8, and the North ½ of Lot 9

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.

and

That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from C-CCN to C-CCN-8:

HARMAN'S SUBDIVISION TO THE CITY OF DENVER

Block 58, Lots 1 and 10, and the South ½ of Lots 2 and 9
Block 59, Lots 1 and 10, and the South ½ of Lots 2 and 9
Block 60, Lots 1 and 10, and the South ½ of Lots 2 and 9
Block 61, Lots 1 and 10, and the South ½ of Lots 2 and 9
Block 62, Lot 10, and the South ½ of Lot 9
Block 63, Lots 1 through 4 and Lot 10, and the South ½ of Lot 9
Block 64, Lots 1 through 4 and Lots 7 through 10
Block 68, Lot 4, and the North 10 feet of Lot 5

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

4
5 and

6
7 **That the zoning classification of the area in the City and County of Denver**
8 **described as follows or included within the following boundaries shall be**
9 **and hereby is changed from C-MU-10 with waivers to C-CCN-8:**

10
11 **HARMAN'S SUBDIVISION TO THE CITY OF DENVER**

12 All of Blocks 65 through 67

13 Block 68, Lots 1 through 3, the South 90 feet of Lot 5, and all of Lots 6 and A1/2
14 and B1/2

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

19
20 and

21
22 **That the zoning classification of the area in the City and County of Denver**
23 **described as follows or included within the following boundaries shall be**
24 **and hereby is changed from C-CCN to C-CCN-12:**

25
26 **COLODEN MOOR SUBDIVISION TO THE CITY OF DENVER**

27 That portion of Block C, COLODEN MOOR, described as follows:

28 Beginning at the point of intersection of the east and south line of Block C
29 (Northwest corner of the intersection of East 1st Avenue and Steele Street): thence
30 North along the East line of Block C, 110 feet; thence West at a right angle 110
31 feet; thence South at a right angle to a point on the South line of Block C; thence
32 Easterly along the South line of Block C to the point of beginning.

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

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

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1 COMMITTEE APPROVAL DATE: September 18, 2014
2 MAYOR-COUNCIL DATE: September 23, 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: Nathan J. Lucero, Assistant City Attorney DATE: September 25, 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