

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2014

COUNCIL BILL NO. CB14-0813
COMMITTEE OF REFERENCE:
4 Neighborhoods & Planning

5 **A BILL**

6 **For an ordinance changing the zoning classification for 2298 Clay Street.**
7

8 **WHEREAS**, the City Council has determined, based on evidence and testimony presented
9 at the public hearing, that the map amendment set forth below conforms with applicable City laws,
10 is in accordance with the Comprehensive Plan, is necessary to promote the public health, safety
11 and general welfare of the City, is justified by one of the circumstances set forth in Section
12 12.4.10.8 of the Denver Zoning Code, and is consistent with the neighborhood context and the
13 stated purpose and intent of the proposed zone district;

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 G-MU-3 UO-3.
19 2. That the Owner proposes that the land area hereinafter described be changed to U-MX-
20 2x.

21 **Section 2.** That the zoning classification of the land area in the City and County of
22 Denver described as follows shall be and hereby is changed from G-MU-3 UO-3 to U-MX-2x:

23 All of Lot 23, Block 2, River Front, Town of Highlands, City and
24 County of Denver, State of Colorado, except a parcel more
25 particularly described as follows: Beginning at the Northeast corner
26 of said Lot 23; thence Westerly along the North line of said Lot 23, a
27 distance of 64.11 feet; thence Southerly a distance of 66.83 feet to a
28 point of intersection with the Southerly line of said Lot 23, said point
29 being 53.83 feet Northwesterly from the Southeast corner of said Lot
30 23 as measured along said Southerly line; thence Southeasterly along
31 said Southerly line of Lot 23, a distance of 53.83 feet to the Southeast
32 corner of said Lot 23; thence Northerly along the Easterly line of said
33 Lot 23, a distance of 93.0 feet, more or less, to the true point of
34 beginning, City and County of Denver, State of Colorado.

35
36 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline

1 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

4
5 COMMITTEE APPROVAL DATE: October 15, 2014.

6 MAYOR-COUNCIL DATE: October 21, 2014.

7 PASSED BY THE COUNCIL: _____, 2014

8 _____ - PRESIDENT

9 APPROVED: _____ - MAYOR _____, 2014

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

13 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2014; _____, 2014

14 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: October 6, 2014

15 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
16 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
17 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
18 § 3.2.6 of the Charter.

19 D. Scott Martinez, Denver City Attorney

20 BY: _____, Assistant City Attorney DATE: _____, 2014