

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2017

COUNCIL BILL NO. CB17-0633  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 4000-4090 North Jason Street & 4001 Inca Street in Sunnyside.**

**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 consistent with the City’s adopted plans, furthers the public health, safety and general welfare of the City, will result in regulations and restrictions that are uniform within the C-RX-8 district, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is consistent with the neighborhood context and the stated purpose and intent of the proposed zone district;

**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:

- a. The land area hereinafter described is presently classified as I-A, UO-2.
- b. It is proposed that the land area hereinafter described be changed to C-RX-8.

**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 I-A, UO-2 to C-RX-8:

**LEGAL DESCRIPTION**

PARCELS OF LAND LOCATED IN BLOCK 30, VIADUCT ADDITION TO DENVER, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL A:**

LOTS 1 TO 3, INCLUSIVE, BLOCK 30, VIADUCT ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL B:**

LOTS 4 TO 6, INCLUSIVE, BLOCK 30, VIADUCT ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

1           PARCEL C:

2           LOT 7, BLOCK 30, VIADUCT ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF  
3           COLORADO.

4  
5           PARCEL D:

6           LOTS 8 TO 10, INCLUSIVE, BLOCK 30, VIADUCT ADDITION TO DENVER, CITY AND COUNTY OF DENVER,  
7           STATE OF COLORADO.

8  
9           PARCEL E:

10          LOTS 11 TO 13, INCLUSIVE, BLOCK 30, VIADUCT ADDITION TO DENVER, CITY AND COUNTY OF  
11          DENVER, STATE OF COLORADO.

12  
13          PARCEL F:

14          LOTS 14 AND 15, BLOCK 30, VIADUCT ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE  
15          OF COLORADO.

16  
17          PARCEL G:

18          LOTS 16 TO 30, INCLUSIVE, BLOCK 30, VIADUCT ADDITION TO DENVER, EXCEPT  
19          THAT PORTION CONVEYED TO THE REGIONAL TRANSPORTATION DISTRICT BY THE  
20          DEED RECORDED SEPTEMBER 7, 2010 UNDER RECEPTION NO. 2010100125, CITY AND  
21          COUNTY OF DENVER, STATE OF COLORADO.

22  
23          16' ALLEY:

24          NORTH AND SOUTH ALLEY BOUNDED ON THE WEST BY LOTS 1 TO 15, INCLUSIVE, AND ON THE  
25          EAST BY LOTS 16 TO 30, BLOCK 30, VIADUCT ADDITION TO DENVER, CITY AND COUNTY OF DENVER,  
26          STATE OF COLORADO.

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

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

32                         **[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]**

1 COMMITTEE APPROVAL DATE: June 6, 2017

2 MAYOR-COUNCIL DATE: June 13, 2017

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

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

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

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

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

10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: June 15, 2017

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 Kristin M. Bronson, Denver City Attorney

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