

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2013

COUNCIL BILL NO. CB12-0807
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 245 Columbine Street,**
7 **with a reasonable condition.**

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**
16 **OF 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 C-CCN;
20 2. That the Owner proposes that the land area hereinafter described be changed to C-MX-8,
21 with a reasonable condition.
22 3. The owner approves and agrees to the following described reasonable condition to the
23 requested change in zoning classification related to the development, operation, and maintenance of
24 the land area:

25 A Regulating Plan shall be submitted and approved per the
26 applicable requirements of Section 12.4.13 (Regulating Plan) of the
27 Denver Zoning Code. The Regulating Plan shall be approved prior to
28 approval of a site development plan.

29
30 **Section 2.** That the zoning classification of the land area in the City and County of Denver
31 described as follows or included within the following boundaries shall be and hereby is changed to
32 C-MX-8, with a reasonable condition, with such reasonable condition approved by the owner and
33 applicable to the parcel described below:

