1	BY AUTHORITY			
2	ORDINANCE NO COUNCIL BILL NO. CB12-0807			
3	SERIES OF 2013 COMMITTEE OF REFERENCE:			
4	Land Use, Transportation & Infrastructure			
5	<u>A BILL</u>			
6 7	For an ordinance changing the zoning classification for 245 Columbine Street, 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:			
	1			

Plot 7 and North 2/3 of Plot 8, Block 63 of Harmans Subdivision

1	Subdivision			
2	in addition thereto those portions of all abutting public rights-of-way, but only to the centerline			
3	thereof, which are immediately adjacent to the aforesaid specifically described area.			
4	Section 3. The foregoing change in zoning classification is based upon a reasonable condition			
5	approved by the owner, which reasonable condition is set forth in Section 1(3) hereof; and no permit			
6	shall be issued except in strict compliance with the aforesaid reasonable condition. Said reasonable			
7	condition shall be binding upon all successors and assigns of the owner, who along with the owner			
8	shall be deemed to have waived all objections as to the constitutionality of the aforesaid reasonable			
9	condition.			
10	Section 4. That this ordinance shall be recorded by the Department of Zoning Administration			
11	among the records of the Clerk and Recorder of the City and County of Denver.			
12	COMMITTEE APPROVAL DATE: January 8, 2013			
13	MAYOR-COUNCIL DATE: January 15, 2013			
14	PASSED BY THE COUNCIL:		<u>,</u> 2013	
15		- PRESIDENT		
16	APPROVED:	- MAYOR	_, 2013	
17 18 19	ATTEST:	- CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER		
20	NOTICE PUBLISHED IN THE DAILY JOURNAL:	, 2013;	_, 2013	
21	PREPARED BY: Brent A. Eisen, Assistant City Atto	mey DATE: January 1	7, 2013	
22 23 24 25	Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to § 3.2.6 of the Charter.			
26	Douglas J. Friednash, Denver City Attorney			
27	BY:, Assistant City Attorn	ey DATE:,2	2013	