

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2014

COUNCIL BILL NO. CB14-0035  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 1465 South Colorado Boulevard.**

**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, is necessary to promote the public health, safety and general welfare of the City, is justified by one of the circumstances set forth in Section 12.4.10.14 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:

1. That the land area hereinafter described is presently classified as B-A-3.
2. That the Owner proposes that the land area hereinafter described be changed to C-MX-3 and C-MX-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 B-A-3 to C-MX-3:

A portion of the East half of the Southeast Quarter of the Northeast Quarter of Section 24, Township 4 South, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

Beginning at a point that is on the West line of South Colorado Boulevard, which is 607.95 feet North of the north line of East Florida Avenue;

Thence North 0° 00' 00" East along the West line of South Colorado Boulevard a distance of 40.00 feet;

Thence South 89° 57' 54" West parallel with the North line of East Florida Avenue a distance of 125.03 feet;

Thence South 0° 00' 00" West parallel with the West line of South Colorado Boulevard at a distance of 40.00 feet;

**[continued on next page]**

1 Thence North 89° 57' 54" East parallel with the North line of East Florida Avenue a distance  
2 of 125.03 feet to the point of beginning.

3  
4 **and**

5  
6 A portion of the East half of the Southeast Quarter of the Northeast Quarter of Section 24,  
7 Township 4 South, Range 68 West of the 6th Principal Meridian, being more particularly  
8 described as follows:

9  
10 BEGINNING at a point on the West line of South Colorado Boulevard, which is 325.07 feet  
11 North of the North line of East Florida Avenue;

12 Thence North 00° 00' 00" East along the West line of South Colorado Boulevard a distance of  
13 157.88 feet;

14 Thence South 89° 57' 54" West parallel with the North line of East Florida Avenue a distance  
15 of 125.03 feet;

16 Thence South 0° 00' 00" West parallel with the West line of South Colorado Boulevard a  
17 distance of 157.88 feet;

18 Thence North 89° 57' 54" East parallel with the North line of East Florida Avenue a distance  
19 of 125.03 feet to the Point of Beginning.

20  
21 **Section 3.** 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 B-A-3 to C-MX-12:

23 A portion of the East half of the Southeast Quarter of the Northeast Quarter of Section 24,  
24 Township 4 South, Range 68 West of the 6th Principal Meridian, being more particularly  
25 described as follows:

26 Beginning at a point that is 125.03 South 89° 57' 54" West of a point on the West line of  
27 South Colorado Boulevard, which is 647.95 feet North of the North line of East Florida  
28 Avenue;

29 Thence South 89° 57' 54" West parallel with the North line of East Florida Avenue a distance  
30 of 361.97 feet;

31 Thence South 0° 00' 00" West parallel with the West line of South Colorado Boulevard a  
32 distance of 322.88 feet;

33 Thence North 89° 57' 54" East parallel with the North line of East Florida Avenue a distance  
34 of 361.97 feet;

35 Thence North 0° 00' 00" East parallel with the West line of South Colorado Boulevard a  
36 distance of 322.88 feet to the point of beginning.

37  
38 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline  
39 thereof, which are immediately adjacent to the aforesaid specifically described area.

40 **Section 4.** That this ordinance shall be recorded by the Manager of Community Planning  
41 and Development in the real property records of the Denver County Clerk and Recorder.

1 COMMITTEE APPROVAL DATE: January 28, 2014

2 MAYOR-COUNCIL DATE: February 4, 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: Brent A. Eisen, Assistant City Attorney DATE: February 6, 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