

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2023

COUNCIL BILL NO. CB23-1026  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 325 & 329 North Detroit Street in Cherry Creek.**

**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-CCN-4 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 PUD-5 and G-MU-5.
- b. It is proposed that the land area hereinafter described be changed to C-CCN-4.

**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 PUD-5 and G-MU-5 to C-CCN-4:

Land Description: Parcel one

**Caption:**

A Part of Plot 9, Block 36, Harmans Subdivision, Official Survey Book 08, Pages 014-017 Denver County, Colorado Clerk and Recorder’s Office and Original Filing in Book 7, Page 34 in the Arapahoe County, Colorado Clerk and Recorder’s Office).

**Body:**

situated in the NW 1/4 of Section 12, Township 4 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The South 1/2 of Plot 9, Block 36, Harmans Subdivision, City and County of Denver, State of Colorado.

Parcel Contains (6,249 Square Feet) 0.1435 Acres, more or less

Land Description: Parcel Two

1 **Caption:**

2 A Part of Plot 9, Block 36, Harmans Subdivision, Official Survey Book 08, Pages 014-017  
3 Denver County, Colorado Clerk and Recorder’s Office and Original Filing in Book 7, Page  
4 34 in the Arapahoe County, Colorado Clerk and Recorder’s Office).

5 **Body:**

6 situated in the NW 1/4 of Section 12, Township 4 South, Range 68 West of the 6<sup>th</sup> Principal  
7 Meridian, City and County of Denver, State of Colorado, more particularly described as  
8 follows:

9 The North 1/2 of Plot 9, Block 36, Harmans Subdivision, City and County of Denver, State  
10 of Colorado.

11 Parcel Contains (6,249 Square Feet) 0.1435 Acres, more or less.

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

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

16 COMMITTEE APPROVAL DATE: August 8, 2023

17 MAYOR-COUNCIL DATE: August 15, 2023 by Consent

18 PASSED BY THE COUNCIL: \_\_\_\_\_

19 \_\_\_\_\_ - PRESIDENT

20 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

21 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
22 EX-OFFICIO CLERK OF THE  
23 CITY AND COUNTY OF DENVER

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

25 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: August 17, 2023

26 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
27 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
28 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
29 § 3.2.6 of the Charter.

30  
31 Kerry Tipper, Denver City Attorney

32  
33 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_