

**BY AUTHORITY**

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

COUNCIL BILL NO. CB14-0669  
COMMITTEE OF REFERENCE:  
Neighborhoods & Planning

**A BILL**

**For an ordinance changing the zoning classification for 1550 West Colfax Avenue and 1400 Cottonwood Street.**

**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 12.4.10.8 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:

1. That the land area hereinafter described is presently classified as I-MX-5, UO-2.
2. That the Owner proposes that the land area hereinafter described be changed to CMP-EI, UO-2.

**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-MX-5, UO-2 to CMP-EI, UO-2:

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**PARCEL 1**

Per Reception 2013168245

That part of the North 1/2, Northeast 1/4, Northwest 1/4 of Section 4, Township 4 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast corner of West Colfax Avenue and Cottonwood Lane, sometimes known as Cottonwood Street;

Thence Easterly along the South line of West Colfax Avenue 89.2 feet;

Thence Northeasterly on an angle to the left of 30°20', 256.49 feet to the TRUE POINT OF BEGINNING;

Thence continuing Northeasterly along the aforementioned course 32.89 feet; Thence Easterly on an angle to the right of 30°20', 71.6 feet;

Thence Southerly at right angles 194.64 feet;

Thence Westerly at right angles 100 feet;

Thence Northerly at right angles 178.04 feet to the POINT OF BEGINNING. Containing

19,053 square feet or 0.4374 acres, more or less.

**PARCEL 2**

Per Reception 2013071412

Part of the Northeast 1/4, Northwest 1/4 of Section 4, Township 4 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of Cottonwood Street and West Colfax Avenue; Thence East 89.2 feet;

Thence North 50 Degrees 40 Minutes East 289.05 feet; Thence East 71.6 feet to the POINT OF BEGINNING; Thence East 100 feet;

Thence South 136.2 feet;

Thence South 59 Degrees 40 Minutes West to point 194.64 feet South of the POINT OF BEGINNING;

Thence North 194.64 feet to the POINT OF BEGINNING.

Containing 16,542 square feet or 0.3798 acres, more or less.

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

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

1 COMMITTEE APPROVAL DATE: September 17, 2014  
2 MAYOR-COUNCIL DATE: N/A  
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: September 18, 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