

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2014

COUNCIL BILL NO. CB14-0155
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 1205 to 1275 Osage 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 12.4.10.14 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 R-MU-20, with waivers.
2. That the Owner proposes that the land area hereinafter described be changed to C-MX-5.

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 R-MU-20, with waivers, to C-MX-5:

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1 A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,
2 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
3 MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING
4 LOTS 1-20, INCLUSIVE, A PORTION OF LOT 21, AND THE VACATED ALLEY IN
5 BLOCK A, RESUBDIVISION OF BLOCKS A AND B, HUNT'S ADDITION, MORE
6 PARTICULARLY DESCRIBED AS FOLLOWS:

7 BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK A; THENCE
8 S00°10'34"E, ALONG THE EAST LINE OF SAID BLOCK A, A DISTANCE OF
9 500.15 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK A; THENCE
10 S89°51'33"W, ALONG THE SOUTH LINE OF SAID BLOCK A, DISTANCE OF
11 189.52 FEET TO A POINT ON THE EASTERLY LINE OF A PARCEL OF LAND
12 AS RECORDED AT RECEPTION NO. R-93-0007908; THENCE N01°57'58"W,
13 ALONG SAID EASTERLY LINE, A DISTANCE OF 500.36 FEET TO A POINT ON
14 THE NORTH LINE OF SAID BLOCK A; THENCE N89°50'41"E, ALONG SAID
15 NORTH LINE, A DISTANCE OF 205.15 FEET TO THE POINT OF BEGINNING,
16 CONTAINING 98,693 SQUARE FEET OR 2.266 ACRES MORE OR LESS.
17

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

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

22 COMMITTEE APPROVAL DATE: March 11, 2014

23 MAYOR-COUNCIL DATE: March 18, 2014

24 PASSED BY THE COUNCIL: _____, 2014

25 _____ - PRESIDENT

26 APPROVED: _____ - MAYOR _____, 2014

27 ATTEST: _____ - CLERK AND RECORDER,
28 EX-OFFICIO CLERK OF THE
29 CITY AND COUNTY OF DENVER

30 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2014; _____, 2014

31 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: March 20, 2014

32 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
33 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
34 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
35 § 3.2.6 of the Charter.

36 D. Scott Martinez, Denver City Attorney

37 BY: _____, Assistant City Attorney DATE: _____, 2014