

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2015

COUNCIL BILL NO. CB14-1096
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance changing the zoning classification for 7200 E. 36th Avenue.

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 S-MX-3.
2. That the Owner proposes that the land area hereinafter described be changed to S-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 S-MX-3 to S-MX-5:

The following described parcel of real property situated in the City and County of Denver, State of Colorado, to wit:

East 500.3 feet of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter (SE/4NE/4NE/4) of Section Twenty-Nine (29), Township Three (3) South, Range Sixty-Seven (67) West of the 6th P.M., except those portions heretofore deeded to the City and County of Denver, and except the following described Portion B:

Portion B

The South 400 feet of the following described property: The East 500.3 feet of the SE/4NE/4NE/4 of Section 29, Township 3 South, Range 67 West, except the East 40 feet of the South 665.45 feet of the NE/4 NE/4 of Section 29 and except the South 35 feet of the West 460.3 feet of the East 500.3 feet of the NE/4 NE/4 of Section 29, Township 3 South, Range 67 West and except the North 30 feet of the West 460.3 feet of the East 500.3 feet of the South 665.45 feet of the NE4/NE4 of Section 29, Township 3 South, Range 67 West.

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

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

5
6 COMMITTEE APPROVAL DATE: January 7, 2015

7 MAYOR-COUNCIL DATE: January 13, 2015

8 PASSED BY THE COUNCIL: _____, 2015

9 _____ - PRESIDENT

10 APPROVED: _____ - MAYOR _____, 2015

11 ATTEST: _____ - CLERK AND RECORDER,
12 EX-OFFICIO CLERK OF THE
13 CITY AND COUNTY OF DENVER

14 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2015; _____, 2015

15 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: January 15, 2015

16 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
17 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
18 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
19 § 3.2.6 of the Charter.

20 D. Scott Martinez, Denver City Attorney

21 BY: _____, Assistant City Attorney DATE: _____, 2015