

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2015

COUNCIL BILL NO. CB15-0313
COMMITTEE OF REFERENCE:
4 Neighborhoods & Planning

5 **A BILL**

6 **For an ordinance changing the zoning classification for multiple properties**
7 **roughly bounded by 32nd Avenue, Clay Street, Dunkeld Place and Zuni Street.**

8 **WHEREAS**, the City Council has determined, based on evidence and testimony presented
9 at the public hearing, that the map amendment set forth below conforms with applicable City laws,
10 is consistent with the City’s adopted plans, furthers the public health, safety and general welfare of
11 the City, will result in regulations and restrictions that are uniform for each district, and the district
12 will contain distinctive building and site planning features;

13 **NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY**
14 **OF DENVER:**

15 **Section 1.** That upon consideration of a change in the zoning classification of the land area
16 hereinafter described, Council finds:

- 17 1. That the land area hereinafter described is presently classified as U-RH-2.5, UO-3.
18 2. That the City Council proposes that the land area hereinafter described be changed to U-
19 RH-2.5, UO-3, CO-3.

20 **Section 2.** That the zoning classification of the land area in the City and County of
21 Denver described as follows shall be and hereby is changed from U-RH-2.5, UO-3, to U-RH-2.5,
22 UO-3, CO-3:

23 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

1 **That the zoning classification of the area in the City and County of Denver**
2 **described as follows or included within the following boundaries shall be**
3 **and hereby is changed from U-RH-2.5, UO-3 to U-RH-2.5, UO-3, CO-3:**

4 **CAMPBELLS SUBDIVISION OF LOTS 3 TO 8 BLOCK 6 HIGHLAND PARK**

5 All of Block 6

7 **E H SMITHS RESUBDIVISION OF LOTS 1 AND 2 BLOCK 5 HIGHLAND PARK**

8 All of Block 5

10 **HIGHLAND PARK**

11 Block 1, Lots 8 through 14, the South ½ of lot 7 and Lots O and P

13 Block 2, Lot 4, 5 and Lot 6 except the Westerly 23 feet of the Northerly 88 feet of
14 Lot 6, the Southerly 80 feet of
15 Lots 7 through Lot 10

17 Block 6, Lots 9 through 11 and Lots A, B, C and D

19 Block 7, Lots 14 through 25, the Easterly 25 feet of Lot 33 and Lots 34 through
20 39

22 **RESUBDIVISION OF LOTS 1 AND PART 2 BLOCK 6 HIGHLAND PARK**

23 Block 6, Lot 9

25 **RESUBDIVISION OF LOTS 1 2 AND 3 BLOCK 2 HIGHLAND PARK**

26 Block 2, Lots A, B, C and G

28 **RESUBDIVISION OF LOTS 4 TO 11 BLOCK 5 HIGHLAND PARK**

29 Block 5, Lots 1 through 35, including Lot 3A

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