

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2013

COUNCIL BILL NO. CB13-0156
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification at approximately 16th Avenue between Fillmore Street and Milwaukee 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 H-1-A and H-2.
2. That the Owner proposes that the land area hereinafter described be changed to G-MU-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 H-1-A and H-2 to G-MU-5:

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1 **PARCEL A:**

2
3 **All of Lots 1 through 9 of Block 14 and the West one half of the vacated alley**
4 **lying North of a line crossing the alley at 11.478 feet South of the Northwest**
5 **corner of Lot 40 in Block 14 of Colfax Avenue Park Subdivision; except those**
6 **portions of Lots 8 and 9 conveyed to the City and County of Denver by**
7 **Special Warranty Deed recorded March 7, 2005, at Reception No.**
8 **2005039416.**

9
10 **PARCEL B:**

11
12 **All of Lots 40 through 46, Block 14 of Colfax Avenue Park Subdivision and**
13 **the Easterly one half of the vacated alley lying North of a line crossing the**
14 **alley at 11.478 feet South of the Northwest corner of Lot 40.**

15
16 **PARCEL C:**

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18 **All of Lots 34 through 39, Block 14, Colfax Avenue Park Subdivision;**
19 **except those portions of Lots 35, 36, 37 and 38 conveyed to the City and**
20 **County of Denver by Special Warranty Deed recorded March 7, 2005, at**
21 **Reception No. 2005039416.**

22
23 **TOGETHER WITH:**

24
25 **All of the alley vacated by Ordinance No. 117, Series 2005, recorded on**
26 **February 28, 2005, at Reception No. 2005033045, located in Block 14, Colfax**
27 **Avenue Park Subdivision;**

28 **Except that portion of said vacated alley conveyed to the City and County of**
29 **Denver by Special warranty Deed recorded March 7, 2005, at Reception No.**
30 **200539416.**

31 **City and County of Denver, State of Colorado.**

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

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

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

1 COMMITTEE APPROVAL DATE: March 12, 2013

2 MAYOR-COUNCIL DATE: March 19, 2013

3 PASSED BY THE COUNCIL: _____, 2013

4 _____ - PRESIDENT

5 APPROVED: _____ - MAYOR _____, 2013

6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2013; _____, 2013

10 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: March 21, 2013

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 Douglas J. Friednash, Denver City Attorney

16 BY: _____, Assistant City Attorney DATE: _____, 2013