

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2013

COUNCIL BILL NO. CB12-0953
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 1239 Bruce Randolph**
7 **Avenue.**
8

9 **WHEREAS**, the City Council has determined, based on evidence and testimony presented
10 at the public hearing, that the map amendment set forth below conforms with applicable City laws,
11 is in accordance with the Comprehensive Plan, is necessary to promote the public health, safety
12 and general welfare of the City, is justified by one of the circumstances set forth in Section
13 12.4.10.14 of the Denver Zoning Code, and is consistent with the neighborhood context and the
14 stated purpose and intent of the proposed zone district;

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

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

- 19 1. That the land area hereinafter described is presently classified as U-SU-A1;
20 2. That the Owner proposes that the land area hereinafter described be changed to U-MX-3;

21 **Section 2.** That the zoning classification of the land area in the City and County of
22 Denver described as follows shall be and hereby is changed from U-SU-A1, to U-MX-3:

23 **Legal Description – 1239 Bruce Randolph Avenue**
24

25
26 **Commencing at the South East Corner of Lot 16, Block 1, Ford’s Addition to the**
27 **City of Denver Thence North across Lots 16, 17 and 18 and a part of Lot 19, 90**
28 **feet to South line of Private Alley in said Lot 19; Thence West along South line of**
29 **said Private Alley 34 feet; Thence South across said Lots 16 to 19, a distance of 90**
30 **feet to a point on the South line of Lot 16; Thence East 34 feet along said South**
31 **line of Lot 16 to a Point of Beginning. City and County of Denver, State of**
32 **Colorado.**
33

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

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

1 COMMITTEE APPROVAL DATE: December 18, 2012

2 MAYOR-COUNCIL DATE: December 25, 2012

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: December 27, 2012

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: _____, 2012