

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2013

COUNCIL BILL NO. CB13-0227
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification of certain properties into the Curtis Park Conservation Overlay District.

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, complies with the requirements of Section 9.4.3 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 U-RH-2.5.
2. That by Resolution CR12-0954, Series 2012, City Council proposes that the land area hereinafter described be changed to U-RH-2.5, CO-2.

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 U-RH-2.5 to U-RH-2.5, CO-2.

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1 A bill for an ordinance to legislatively rezone all parcels currently zoned U-RH-2.5 to U-
2 RH-2.5 with Conservation Overlay "CO-2" within the following described boundaries:

3
4 Two (2) parcels of land in the SE 1/4 of Section 27 and the NE 1/4 of Section 34,
5 Township 3 South, Range 68 West of the 6th P.M., City and County of Denver, State of
6 Colorado, more particularly described as follows:
7

8 **PARCEL 1:**

9 BEGINNING at the intersection of Park Avenue West and the alley between Arapahoe
10 and Curtis Streets; thence southeasterly along the centerline of Park Avenue West to
11 the intersection with the centerline of California Street; thence northeasterly along said
12 centerline of California Street to the intersection with the centerline of 24th Street;
13 thence northwesterly along said centerline of 24th Street to the intersection with the
14 centerline of Stout Street; thence northeasterly along said centerline of Stout Street to
15 intersection with the centerline of 25th Street; thence northwesterly along said
16 centerline of 25th Street to the intersection with the extended centerline of the alley
17 between Stout and Champa Streets; thence northeasterly along said extended
18 centerline of the alley between Stout and Champa Streets to the intersection with the
19 centerline of 28th Street; thence northwesterly along said centerline of 28th Street to
20 the intersection with the extended centerline line of the alley between Champa and
21 Curtis Streets; thence southwesterly along said extended centerline of the alley
22 between Champa and Curtis Streets to the intersection with the centerline of 27th
23 Street; thence southeasterly along said centerline of 27th Street to the intersection with
24 the centerline of Champa Street; thence southwesterly along said centerline of Champa
25 Street to the intersection with the centerline of 25th Street; thence northwesterly along
26 said centerline of 25th Street to the intersection with the extended centerline of the alley
27 between Champa and Curtis Streets; thence southwesterly along said extended
28 centerline of the alley between Champa and Curtis Streets to the centerline of 24th
29 Street; thence northwesterly to the intersection of the extended centerline of the alley
30 between Arapahoe and Curtis Streets; thence southwesterly along said centerline of the
31 alley between Arapahoe and Curtis Streets to the POINT OF BEGINNING.
32

33 **PARCEL 2:**

34 BEGINNING at the intersection of Arapahoe Street and 25th Street: thence
35 southeasterly along said centerline of 25th Street to the intersection of the
36 extended centerline of the alley between Curtis and Champa Streets; thence
37 northeasterly along said extended centerline of the alley between Curtis and
38 Champa Streets to the centerline of 26th Street; thence northwesterly along said
39 centerline of said 26th Street to the intersection of Arapahoe Street; thence
40 southwesterly along said centerline of Arapahoe Street to the POINT OF
41 BEGINNING
42

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

45 **Section 3.** That this ordinance shall be recorded by the Manager of Community Planning
46 and Development in the real property records of the Denver County Clerk and Recorder.
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48 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**
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1 COMMITTEE APPROVAL DATE: April 9, 2013
2 MAYOR-COUNCIL DATE: April 30, 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: May 2, 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