

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2011

COUNCIL BILL NO. CB11-0724  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification of 4050 E. 14<sup>th</sup> Avenue and 1325 Colorado Boulevard.**

**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 as Part 1A, Council finds:

- a. That the land area hereinafter described as, Part 1A, is presently classified as U-SU-C;
- b. That the Owner proposes that the land area, Part 1A, hereinafter described be changed to CMP-H2;
- c. That the zoning classification of the land area Part 1A in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from U-SU-C to CMP-H2:

**PART 1A – GOVE PROPERTY**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

LOTS 25 TO 48 INCLUSIVE, BLOCK 7, BELLEVUE WEST.

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



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2 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

5 COMMITTEE APPROVAL DATE: October 4, 2011

6 MAYOR-COUNCIL DATE: October 11, 2011

7 PASSED BY THE COUNCIL: \_\_\_\_\_, 2011

8 \_\_\_\_\_ - PRESIDENT

9 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_, 2011

10 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
11 EX-OFFICIO CLERK OF THE  
12 CITY AND COUNTY OF DENVER

13 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2011; \_\_\_\_\_, 2011

14 PREPARED BY: KAREN A. AVILES, Assistant City Attorney DATE: October 13, 2011

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

19 Douglas J. Friednash, Denver City Attorney

20 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2011