1	BY AUTHORITY						
2	ORDINANO	CE NO	COUNCIL BILL NO. CB11-0724				
3	SERIES O	F 2011	COMMITTEE OF REFERENCE:				
4			Land Use, Transportation & Infrastructure				
5			<u>A BILL</u>				
6 7	For an ordinance changing the zoning classification of 4050 E. 14 <sup>th</sup> Avenue and 1325 Colorado Boulevard.						
8	WHI	WHEREAS, the City Council has determined, based on evidence and testimony presented					
9	at the publi	at the public hearing, that the map amendment set forth below conforms with applicable City laws,					
10	is in accordance with the Comprehensive Plan, is necessary to promote the public health, safety						
11	and general welfare of the City, is justified by one of the circumstances set forth in Section						
12	12.4.10.14 of the Denver Zoning Code, and is consistent with the neighborhood context and the						
13	stated purpose and intent of the proposed zone district;						
14	NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF						
15	DENVER:						
16	Section 1. That upon consideration of a change in the zoning classification of the land area						
17	hereinafter described as Part 1A, Council finds:						
18		a. That the land area hereinafter	described as, Part 1A, is presently classified as				
19		U-SU-C;					
20		b. That the Owner proposes the	at the land area, Part 1A, hereinafter described be				
21		changed to CMP-H2;					
22		c. That the zoning classification	n of the land area Part 1A in the City and County of				
23		Denver described as follows	or included within the following boundaries shall be				
24		and hereby is changed from l	J-SU-C to CMP-H2:				
25		PART 1A -	- GOVE PROPERTY				
		6, TOWNSHIP 4 SOUTH, RANGE 67	THE NORTHWEST QUARTER OF SECTION WEST OF THE SIXTH PRINCIPAL DENVER, STATE OF COLORADO, BEING				
26		LOTS 25 TO 48 INCLUSIVE, BLOCK	7, BELLEVUE WEST.				
27	in addition	thereto those portions of all abu	utting public rights-of-way, but only to the centerline				

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

1 **Section 2.** That upon consideration of a change in the zoning classification of the land area 2 hereinafter described as Part 1B, Council finds: 3 That the land area hereinafter described as, Part 1B, is presently classified as 4 G-MU-5 UO-3: b. That the Owner proposes that the land area, Part 1B, hereinafter described be 5 6 changed to CMP-H; c. That the zoning classification of the land area Part 1B in the City and County of 7 Denver described as follows or included within the following boundaries shall be 9 and hereby is changed from G-MU-5 UO-3 to CMP-H: 10 PART 1 B – 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: LOT 1 TO 24 INCLUSIVE, BLOCK 7, BELLEVIEW WEST; LOTS 1 TO 48 INCLUSIVE, BLOCK 8, BELLEVUE WEST EXCLUDING THAT PORTION OF BLOCK 8 CONVEYED TO THE CITY AND COUNTY OF DENVER BY THAT INSTRUMENT RECORDED AT BOOK 7582 PAGE 188; VACATED N. ALBION ST ADJACENT OF SAID BLOCK 7 AND 8, BELLEVUE WEST. 11 12 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline 13 thereof, which are immediately adjacent to the aforesaid specifically described area. 14 **Section 3.** That upon consideration of a change in the zoning classification of the land area hereinafter described as Part 2, Council finds: 15 16 a. That the land area hereinafter described, Part 2, is presently classified as 17 H-2 w/conditions; b. That the Owner proposes that the land area, Part 2, hereinafter described be 18 changed to CMP-H; 19 20 c. That the zoning classification of the land area Part 2 in the City and County of Denver described as follows or included within the following boundaries shall be 21 22 and hereby is changed from H-2 w/conditions to CMP-H: PART 2 – HARRISON PROPERTY A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,

LOT 1 TO 40 INCLUSIVE, BLOCK 219, CAPITOL AVENUE SUBDIVISION.

AS FOLLOWS:

TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING DESCRIBED

1	in addition thereto those portions of all abutting public rights-of-way, but only to the centerline						
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, 201	1					
7	PASSED BY THE COUNCIL:			, 2011			
8		PRESII	DENT				
9	APPROVED:	MAYOF	₹	, 2011			
10 11 12	ATTEST:	EX-OF	AND RECORDER FICIO CLERK OF T IND COUNTY OF D	THE			
13	NOTICE PUBLISHED IN THE DAILY JOURI	NAL:	, 2011;	, 2011			
14	PREPARED BY: KAREN A. AVILES, Assistant City Attorney DATE: Oc			October 13, 2011			
15 16 17 18	Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to § 3.2.6 of the Charter.						
19	Douglas J. Friednash, Denver City Attorney						
20	BY:, Assistant Cit	ty Attorney	DATE:	, 2011			