

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2015

COUNCIL BILL NO. CB14-0972  
COMMITTEE OF REFERENCE:  
Neighborhoods & Planning

**A BILL**

**For an ordinance changing the zoning classification for 6200 Leetsdale Drive.**

**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 12.4.10.8 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 PUD 584.
2. That the Owner proposes that the land area hereinafter described be changed to S-CC-3X.

**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 PUD 584 to S-CC-3X:

A parcel of land located in the Southeast Quarter of the Northwest Quarter of Section 17, Township 4 South, Range 67 West of the Sixth Principal Meridian and being a part of that parcel recorded August 9, 2002, under Ordinance No. 620, Series of 2002, at Reception No. 2002139479 in the City and County of Denver, described as follows:

Beginning at southeast corner of that parcel of land described in Ordinance No. 620;  
Thence south 89 degrees 34 minutes 49 seconds west along the southerly line of said parcel and the northerly right of way line of Exposition Avenue as defined in said ordinance, a distance of 308.42 feet;  
Thence north 00 degrees 25 minutes 11 seconds west, a distance of 63.74 feet;  
Thence north 33 degrees 24 minutes 15 seconds east, a distance of 168.38 feet to the southerly right of way line of Leetsdale Drive, as defined in the document recorded at Reception No. 2006069049;  
Thence south 56 degrees 35 minutes 45 seconds east along said southerly right of way line of Leetsdale Drive, a distance of 234.18 feet to an angle point in the Leetsdale Drive right of way;

1 Thence south 15 degrees 47 minutes 50 seconds east, continuing along the easterly line of said  
2 parcel described in Ordinance No. 620 and the southerly right of way line of said Leetsdale Drive,  
3 a distance of 75.99 feet to the Point of Beginning;

4  
5 Basis of Bearings  
6

7 The south line, NW 1/4, Section 17 is assumed to bear S89°34'45"W. It is monumented at both  
8 the center of Section 17 and at the SE corner, SW 1/4, NW 1/4, Section 17 by a 3-1/4" aluminum  
9 cap in range box, PLS illegible.

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

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

14 COMMITTEE APPROVAL DATE: November 12, 2014.

15 MAYOR-COUNCIL DATE: November 18, 2014.

16 PASSED BY THE COUNCIL: \_\_\_\_\_, 2014  
17 \_\_\_\_\_ - PRESIDENT

18 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_, 2014

19 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
20 EX-OFFICIO CLERK OF THE  
21 CITY AND COUNTY OF DENVER

22 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2014; \_\_\_\_\_, 2014

23 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: November 4, 2014

24 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
25 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
26 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
27 § 3.2.6 of the Charter.

28 D. Scott Martinez, Denver City Attorney

29 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2014