

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2017

COUNCIL BILL NO. CB17-0752
COMMITTEE OF REFERENCE:

4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 3955, 3965 and 3995 North**
7 **High Street in Cole.**

8 **WHEREAS**, the City Council has determined, based on evidence and testimony presented
9 at the public hearing, that the map amendment set forth below conforms with applicable City laws,
10 is consistent with the City's adopted plans, furthers the public health, safety and general welfare of
11 the City, will result in regulations and restrictions that are uniform within the I-MX-3, UO-2 district, is
12 justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and
13 is consistent with the neighborhood context and the stated purpose and intent of the proposed zone
14 district;

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

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

- 19 a. The land area hereinafter described is presently classified as I-B, UO-2.
20 b. It is proposed that the land area hereinafter described be changed to I-MX-3, UO-2.

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

23 **LEGAL DESCRIPTION**

24 A PARCEL OF LAND BEING LOTS 30 THROUGH 40, BLOCK 4, PROVIDENT
25 PARK, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP
26 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND
27 COUNTY OF DENVER, STATE OF COLORADO.

28
29 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline
30 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

