

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2013

COUNCIL BILL NO. CB13-0265  
COMMITTEE OF REFERENCE:  
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification at 1101 North Quebec**  
7 **Street.**  
8

9 **WHEREAS**, the City Council has determined, based on evidence and testimony presented  
10 at the public hearing, that the map amendment set forth below conforms with applicable City laws,  
11 is in accordance with the Comprehensive Plan, is necessary to promote the public health, safety  
12 and general welfare of the City, is justified by one of the circumstances set forth in Section  
13 12.4.10.14 of the Denver Zoning Code, and is consistent with the neighborhood context and the  
14 stated purpose and intent of the proposed zone district;

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

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

- 19 1. That the land area hereinafter described is presently classified as E-SU-Dx.
- 20 2. That the Owner proposes that the land area hereinafter described be changed to OS-A.

21 **Section 2.** That the zoning classification of the land area in the City and County of  
22 Denver described as follows shall be and hereby is changed from E-SU-Dx to OS-A:

23  
24 A Parcel of land in the southeast quarter of the northeast quarter (SE1/4 NE1/4) of  
25 Section 5, Township 4 South, Range 67 West of the Sixth Principal Meridian, Denver,  
26 Colorado more particularly described as follows:

27  
28 All of lots 17 thru 20 inclusive and the south 6 feet of lot 21, the east 55 feet of the north  
29 19 feet of lot 21, the east 55 feet of 22, and the east 30 feet of lots 23 thru 26 inclusive of  
30 Block 105, Chamberlin’s Subdivision of Block B, Richthofen’s Addition to Montclair and  
31 Blocks 1 and 2 East Montclair, a subdivision recorded in Book 7 at Page 41 in the office of  
32 the Clerk and Recorder, City and County of Denver.

33  
34 This parcel contains 19,200 square feet more or less.  
35

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

5 COMMITTEE APPROVAL DATE: April 16, 2013

6 MAYOR-COUNCIL DATE: April 23, 2013

7 PASSED BY THE COUNCIL: \_\_\_\_\_, 2013

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

9 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_, 2013

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

13 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2013; \_\_\_\_\_, 2013

14 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: April 25, 2013

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: \_\_\_\_\_, 2013