

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2017

COUNCIL BILL NO. CB16-1166
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5
6 **A BILL**

7 **For an ordinance changing the zoning classification of 1601 W. Jewell Avenue.**

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 consistent with the City's adopted plans, furthers the public health, safety and general welfare of
12 the City, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning
13 Code, and meets the criteria set forth in 12.4.10.9 of the Denver Zoning Code;

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

16
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 land area hereinafter described be changed to PUD-G 14.

21 **Section 2.** That the zoning classification for the land area in the City and County of Denver
22 described as follows shall be and hereby is changed from E-SU-Dx to PUD-G 14:

23
24 Legal Description

25
26 THAT PART OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF
27 SECTION 21, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., MORE
28 PARTICULARLY DESCRIBED AS FOLLOWS:

29
30 BEGINNING ON THE NORTH/SOUTH CENTERLINE OF SAID SECTION, 40 FEET NORTH OF THE
31 SOUTH QUARTER CORNER, THENCE NORTH ALONG SAID CENTER LINE 726.7 FEET;
32 THENCE WEST AT RIGHT ANGLES 569.4 FEET; THENCE SOUTH AT RIGHT ANGLES 726.7
33 FEET; THENCE EAST AT RIGHT ANGLES
34 569.42 FEET TO THE POINT OF BEGINNING.

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

37 **Section 3.** PUD-G 13, District Plan, as filed in the words and figures contained and set
38 forth therein, available in the office and on the web page of City Council, and filed in the office of

1 the City Clerk on the 7th day of December, 2016, under City Clerk's Filing No. 2016-0493, is hereby
2 approved.

3 **Section 4.** This Ordinance shall be recorded by the Manager of Community Planning and
4 Development in the real property records of the Clerk and Recorder of the City and County of Denver.

5 COMMITTEE APPROVAL DATE: November 29, 2016

6 MAYOR-COUNCIL DATE: December 6, 2016

7 PASSED BY THE COUNCIL: _____

8 _____ - PRESIDENT

9 APPROVED: _____ - MAYOR _____

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

13 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____; _____

14 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: December 8, 2016

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

19 Kristin M. Bronson, Denver City Attorney

20 BY: _____, Assistant City Attorney DATE: _____