

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2016

COUNCIL BILL NO. CB16-0907
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for multiple properties including the area generally bounded on the north by Louisiana Avenue from South Dahlia Street to South Fairfax Avenue; on the east, including the properties on the east side of South Fairfax Street and South Filbert Way from Louisiana Avenue to Florida Avenue; on the south by Florida Avenue from South Filbert Way to South Dahlia Street; and on the west by South Dahlia Street from Florida Avenue to Louisiana Avenue, excluding the southwest parcel.

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 consistent with the City’s adopted plans, furthers the public health, safety and general welfare of the City, will result in regulations and restrictions that are uniform for each district, and the district will contain distinctive building features;

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 S-SU-D.
2. That the City Council proposes that the land area hereinafter described be changed to S-SU-D CO-5.

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 S-SU-D to S-SU-D CO-5:

A part of the southwest quarter of the northeast quarter of Section 19, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, particularly described as follows:

All of Blocks 1, 2, 3, 5 and 6, Christian Noe Subdivision, and all of Block 4, Resubdivision of Block 4 Christian Noe Subdivision.

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

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

3 COMMITTEE APPROVAL DATE: October 11, 2016

4 MAYOR-COUNCIL DATE: October 18, 2016

5 PASSED BY THE COUNCIL: _____

6 _____ - PRESIDENT

7 APPROVED: _____ - MAYOR _____

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

11 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____;

12 PREPARED BY: Adam Hernandez, Assistant City Attorney DATE: October 20, 2016

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

17 Kristin M. Bronson, City Attorney for the City and County of Denver

18 BY: _____, Assistant City Attorney DATE: _____