

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2017

COUNCIL BILL NO. CB17-0366  
COMMITTEE OF REFERENCE:  
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 3505-3507 West 3<sup>rd</sup>**  
7 **Avenue and 332 Lowell Boulevard in Barnum.**

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 CMP-E12 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 E-SU-Dx.
- 20 b. It is proposed that the land area hereinafter described be changed to CMP-E12.

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 E-SU-Dx to CMP-E12:

23 **Property Legal Descriptions**

24  
25 **1. 3505 West 3<sup>rd</sup> Avenue, Denver, CO 80219**

26 All of Lots 20 TO 24, inclusive,  
27 Block 119,  
28 Subdivision of Blocks A, B, C, D, E, F, G, H, J, K, L and 105 P.T. Barnum’s Subdivision,  
29 City and County of Denver,  
30 State of Colorado.

31  
32  
33 **2. 332 Lowell Boulevard, Denver, CO 80219**

34 Lots 25 and 26, Block 119  
35 P.T. BARNUM’S SUBDIVISION,  
36 City and County of Denver,  
37 State of Colorado.  
38

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 and  
4 Development in the real property records of the Denver County Clerk and Recorder.

5 COMMITTEE APPROVAL DATE: April 4, 2017

6 MAYOR-COUNCIL DATE: April 11, 2017

7 PASSED BY THE COUNCIL: May 15, 2017

8 Alan Bink - PRESIDENT

9 APPROVED: Harvey Haynes - MAYOR May 17, 2017

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: April 13, 2017

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 Kristin M. Bronson, Denver City Attorney

20 BY: Kristin M. Bronson, Assistant City Attorney DATE: Apr 13, 2017