**BY AUTHORITY**

ORDINANCE NO. _____ COUNCIL BILL NO. CB17-0751

SERIES OF 2017 COMMITTEE OF REFERENCE:

Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 4060 North Elati Street in Globeville.**

**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 within the C-RX-12 district, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is consistent with the neighborhood context and the stated purpose and intent of the proposed zone district;

**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:

a. The land area hereinafter described is presently classified as I-A, UO-2.

b. It is proposed that the land area hereinafter described be changed to C-RX-12.

**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 I-A, UO-2 to C-RX-12:

**Legal Description**

A Parcel recorded in Book 7802 at Page 375 in the Clerk and Recorder's Office of the City and County of Denver, located in a part of the southwest ¼ of Section 22, Township 3 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the point of intersection of the South line of West 41st Avenue and the East line of Elati Street as platted in Viaduct Addition to Denver; thence South 0° 02' 00"West along the East line of Elati Street a distance of 295.0 feet; thence South 89°56'00" East, a distance of 77.5 feet to a point on the West right-of-way line of the Farmers and Gardeners Ditch; thence North 03°26'30" West, along said West right-of-way line, a distance of 82.89 feet; thence North 21°39'30" East along said West right-of-way line, a distance of 101.52 feet; thence North 10° 51' East along said West right-of-way line a distance of 74.4 feet; thence North 31°21'00" East along said West right-of-way line, a distance of 52.28 feet to a point on the East line of West 41st Avenue; thence North 89° 56'00" West, along the South line of West 41st Avenue, a distance of 151.1 feet more or less to the point of beginning.

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.

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

COMMITTEE APPROVAL DATE: July 11, 2017

MAYOR-COUNCIL DATE: July 18, 2017

PASSED BY THE COUNCIL: August 21, 2017

_____ - PRESIDENT

APPROVED: _____ - MAYOR Aug 22, 2017

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

NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____

PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: July 20, 2017

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

Kristin M. Bronson, Denver City Attorney

BY: _____, Assistant City Attorney DATE: Jul 19, 2017