

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2018

COUNCIL BILL NO. CB18-0365
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 3880 Holly Street in**
7 **Northeast Park Hill.**

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 I-A district, is justified
12 by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is
13 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 I-MX-3.
- 20 b. It is proposed that the land area hereinafter described be changed to I-A.

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 I-MX-3 to I-A:

23 **Legal Description**

24 THE WEST 312.14 FEET OF THE NORTH 260 FEET OF TRACT 8, MILE-HI
25 INDUSTRIAL DISTRICT, AND, THAT PART OF TRACT 8, MILE-HI INDUSTRIAL
26 DISTRICT, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS:
27 BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT 8 WHICH IS 260
28 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT 8; THENCE
29 EASTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID TRACT 8, A
30 DISTANCE OF 312.14 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO
31 THE WEST LINE OF SAID TRACT 8, A DISTANCE OF 80 FEET; THENCE
32 WESTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID TRACT 8, A
33 DISTANCE OF 312.14 FEET TO THE WEST LINE OF SAID TRACT 8; THENCE
34 NORTHERLY ALONG THE WEST LINE OF SAID TRACT 8, A DISTANCE OF 80
35 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF
36 COLORADO

37
38 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline

1 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

4 COMMITTEE APPROVAL DATE: May 8, 2018

5 MAYOR-COUNCIL DATE: May 15, 2018

6 PASSED BY THE COUNCIL: _____
7 _____ - PRESIDENT

8 APPROVED: _____ - MAYOR _____

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

12 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____;

13 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: May 17, 2018

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

18 Kristin M. Bronson, Denver City Attorney

19 BY: *Kristin M. Bronson*, Assistant City Attorney DATE: May 15, 2018