

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2019

COUNCIL BILL NO. CB19-0446  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 5231, 5301-5307, 5335  
Leetsdale Drive, and 420 and 450 South Grape Street in Washington Virginia Vale.**

**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 E-CC-3 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 PUD 627 and B-3 with waivers and conditions.

b. It is proposed that the land area hereinafter described be changed to E-CC-3.

**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 PUD 627 and B-3 with waivers and conditions to E-CC-3:

THAT PART OF LOT 31 LYING NORTH OF COUNTY ROAD NO. 13 AND ALL OF LOTS 32 TO 44, INCLUSIVE, BLOCK 16, SOUTH CAPITOL HILL,

TOGETHER WITH THAT PART OF THE WEST ½ OF VACATED SOUTH GLENCOE STREET ADJOINING SAID LOTS ON THE EAST VESTED IN THE OWNERS OF THE ABOVE LOTS BY VIRTUE OF ORDINANCE NO. 434, SERIES OF 1979 OF THE CITY AND COUNTY OF DENVER, RECORDED OCTOBER 2, 1979 IN BOOK 2019 AT PAGE 206,

AND TOGETHER WITH THE E ½ OF VACATED ALLEY ADJOINING SAID LOTS OF THE WEST VESTED IN THE OWNER OF THE ABOVE LOTS BY VIRTUE OF ORDINANCE NO. 359, SERIES 1983 OF THE CITY AND COUNTY OF DENVER, RECORDED JUNE 29, 1983 IN BOOK 2837 AT PAGE 370,

1 EXCEPT THAT PORTION AS CONVEYED TO THE CITY AND COUNTY OF  
2 DENVER BY INSTRUMENT, RECORDED SEPTEMBER 3, 1999 AT  
3 RECEPTION NUMBER 9900155726, CITY AND COUNTY OF DENVER,  
4 STATE OF COLORADO.

5  
6 PARCEL A:

7  
8 LOTS 5 THROUGH 19, INCLUSIVE, BLOCK 15, SOUTH CAPITOL HILL, TOGETHER  
9 WITH THE WEST ONE HALF OF THE VACATED ALLEY VESTED IN THE OWNER OF  
10 SAID LOTS BY VIRTUE OF ORDINANCE NO. 202, SERIES OF 1956, RECORDED JUNE  
11 22, 1956 IN BOOK 7892 AT PAGE 73, AND TOGETHER WITH THE EAST ONE HALF OF  
12 VACATED SOUTH GLENCOE STREET VESTED IN THE OWNER OF SAID LOTS BY  
13 VIRTUE OF ORDINANCE NO. 434, SERIES 1979, RECORDED OCTOBER 2, 1979 IN  
14 BOOK 2019 PAGE 206, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

15  
16 PARCEL B:

17  
18 THAT PART OF LOT 20, AND THE WEST ½ OF VACATED ALLEY  
19 ADJACENT, LYING NORTH OF COUNTY ROAD 13, BLOCK 15, SOUTH  
20 CAPITOL HILL, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

21  
22 FRACTIONAL LOT LYING SOUTH OF AND ADJACENT TO LOT 29, AND ALL  
23 OF LOTS 29 THROUGH 44, INCLUSIVE, BLOCK 15, SOUTH CAPITOL HILL,  
24 TOGETHER WITH THE EAST HALF OF VACATED ALLEY ADJACENT TO  
25 SAID LOTS ON THE WEST AS VACATED BY ORDINANCE NO. 202, SERIES  
26 OF 1956, RECORDED JUNE 22, 1956 IN BOOK 7892 AT PAGE 73, AND  
27 TOGETHER WITH THE WEST OF HALF VACATED SOUTH GRAPE STREET  
28 ADJACENT TO SAID LOTS ON THE EAST AS VACATED BY ORDINANCE  
29 NO. 434, SERIES OF 1979, RECORDED OCTOBER 2, 1979 IN BOOK 2019  
30 AT PAGE 206, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

31  
32 LOTS 5-15. INCLUSIVE, BLOCK 14. SOUTH CAPITOL HILL, TOGETHER  
33 WITH THE EAST HALF OF VACATED SOUTH GRAPE STREET  
34 IMMEDIATELY ADJACENT TO SAID LOTS AND WEST HALF OF THE  
35 VACATED ALLEY IMMEDIATELY ADJACENT TO SAID LOTS IN BLOCK 14,  
36 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

37  
38 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline  
39 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

1 COMMITTEE APPROVAL DATE: May 21, 2019  
2 MAYOR-COUNCIL DATE: May 28, 2019 by Consent  
3 PASSED BY THE COUNCIL: July 8, 2019  
4 \_\_\_\_\_ - PRESIDENT  
5 APPROVED: \_\_\_\_\_ - MAYOR Jul 10, 2019  
6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER  
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_;  
10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: June 6, 2019  
11 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
12 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
14 § 3.2.6 of the Charter.  
15 Kristin M. Bronson, Denver City Attorney  
16 BY: Kristin J. Crawford, Assistant City Attorney DATE: Jun 5, 2019