

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2016

COUNCIL BILL NO. CB16-0509
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance changing the zoning classification for 3705 Shoshone St. & 1945 W. 37th Ave.

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 U-TU-B, DO-4 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:

1. That the land area hereinafter described is presently classified as PUD 181.
2. That the Owner proposes that the land area hereinafter described be changed to U-TU-B, DO-4.

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 181 to U-TU-B, DO-4:

LEGAL DESCRIPTION

Parent Parcel:

LOTS 1, 2, 3 AND THE SOUTH ½ OF LOT 4, BLOCK 34, EICHOLTZ’S RESUBDIVISION OF BLOCKS 33, 34, 35, 36, H. WITTER’S NORTH DENVER ADDITION.
CITY AND COUNTY OF DENVER,
STATE OF COLORADO

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.

1945 W. 37th Avenue (Parcel A):

THE WEST 49.23 FEET OF LOTS 1, 2, 3 AND THE SOUTH ½ OF LOT 4, BLOCK 34, EICHOLTZ’S RESUBDIVISION OF BLOCKS 33, 34, 35, 36, H. WITTER’S NORTH DENVER ADDITION.
CITY AND COUNTY OF DENVER,
STATE OF COLORADO

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 **3705 Shoshone Street (Parcel B):**
4 THE EAST 75.77 FEET OF LOTS 1, 2, 3 AND THE SOUTH ½ OF LOT 4, BLOCK 34, EICHOLTZ'S
5 RESUBDIVISION OF BLOCKS 33, 34, 35, 36, H. WITTER'S NORTH DENVER ADDITION.
6 CITY AND COUNTY OF DENVER,
7 STATE OF COLORADO

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

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

12 COMMITTEE APPROVAL DATE: August 3, 2016

13 MAYOR-COUNCIL DATE: August 9, 2016

14 PASSED BY THE COUNCIL: _____,
15 2016

16 _____ - PRESIDENT

17 APPROVED: _____ - MAYOR _____,
18 2016

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

22 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2016; _____,
23 2016

24 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: August 11, 2016

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26 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
27 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
28 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
29 § 3.2.6 of the Charter.

30
31 Denver City Attorney

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33 BY: _____, Assistant City Attorney DATE: _____, 2016