

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2014

COUNCIL BILL NO. CB14-0153  
COMMITTEE OF REFERENCE:  
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 2157 Downing Street.**  
7

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 in accordance with the Comprehensive Plan, is necessary to promote the public health, safety  
11 and general welfare of the City, is justified by one of the circumstances set forth in Section  
12 12.4.10.14 of the Denver Zoning Code, and is consistent with the neighborhood context and the  
13 stated purpose and intent of the proposed zone district;

14 **NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY**  
15 **OF DENVER:**

16 **Section 1.** That upon consideration of a change in the zoning classification of the land area  
17 hereinafter described, Council finds:

- 18 1. That the land area hereinafter described is presently classified as PUD 96.  
19 2. That the Owner proposes that the land area hereinafter described be changed to U-MX-3.

20 **Section 2.** That the zoning classification of the land area in the City and County of  
21 Denver described as follows shall be and hereby is changed from PUD 96 to U-MX-3:

22  
23 North ½ of lot 25; and all of lots 26 and 27 and the south 10 feet of lot 28, block (9), San Rafael  
24 Addition to Denver, second filing, City and County of Denver, State of Colorado.  
25 Total area of subject property is 8,909 square feet or 0.2045 acre.  
26 Also known as 2157 Downing Street  
27

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

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

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33 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**  
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1 COMMITTEE APPROVAL DATE: March 11, 2014

2 MAYOR-COUNCIL DATE: March 18, 2014

3 PASSED BY THE COUNCIL: \_\_\_\_\_, 2014

4 \_\_\_\_\_ - PRESIDENT

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_, 2014

6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2014; \_\_\_\_\_, 2014

10 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: March 20, 2014

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 D. Scott Martinez, Denver City Attorney

16 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2014