

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2016

COUNCIL BILL NO. CB16-0277  
COMMITTEE OF REFERENCE:  
Neighborhoods & Planning

**A BILL**

**For an ordinance changing the zoning classification for 3800 Franklin St.**

**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-RH-2.5 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 U-SU-A1.
2. That the Owner proposes that the land area hereinafter described be changed to U-RH-2.5.

**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 U-SU-A1 to U-RH-2.5:

**All real property together with improvements, if any, situate, lying and being in the County of Denver, State of Colorado described as follow:**

**LOTS 13, 14, 15 AND 16,  
BLOCK 9,  
PROVIDENT PARK,  
CITY AND COUNTY OF DENVER,  
STATE OF COLORADO**

**also known by street and number as 3800 Franklin Street, Denver, CO 80205**

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.

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

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4 COMMITTEE APPROVAL DATE: May 25, 2016.

5 MAYOR-COUNCIL DATE: May 31, 2016.

6 PASSED BY THE COUNCIL: \_\_\_\_\_, 2016  
7 \_\_\_\_\_ - PRESIDENT

8 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_, 2016

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

12 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2016; \_\_\_\_\_, 2016

13 PREPARED BY: Nathan J. Lucero, Assistant City Attorney   DATE: May 26, 2016

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15 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
16 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
17 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
18 § 3.2.6 of the Charter.

19 Denver City Attorney

20 BY: \_\_\_\_\_, Assistant City Attorney   DATE: \_\_\_\_\_, 2016