

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2016

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

5 **A BILL**

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

8
9 **WHEREAS**, the City Council has determined, based on evidence and testimony presented
10 at the public hearing, that the map amendment set forth below conforms with applicable City laws,
11 is consistent with the City's adopted plans, furthers the public health, safety and general welfare of
12 the City, will result in regulations and restrictions that are uniform within the U-TU-B, DO-4 district,
13 is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code,
14 and is consistent with the neighborhood context and the stated purpose and intent of the proposed
15 zone district;

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

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

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

23 **Section 2.** That the zoning classification of the land area in the City and County of Denver
24 described as follows shall be and hereby is changed from PUD 181 to U-TU-B, DO-4:

25 **LEGAL DESCRIPTION**

26 **Parent Parcel:**

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

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

33 **1945 W. 37th Avenue (Parcel A):**

34 THE WEST 49.23 FEET OF LOTS 1, 2, 3 AND THE SOUTH ½ OF LOT 4, BLOCK 34, EICHOLTZ'S
35 RESUBDIVISION OF BLOCKS 33, 34, 35, 36, H. WITTER'S NORTH DENVER ADDITION.
36 CITY AND COUNTY OF DENVER,
37 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 1/2 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 and
11 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: _____ September 12, 2016 _____, 2016

15 _____ *Al B...* - PRESIDENT

16 APPROVED: _____ *M...* - MAYOR _____ Sep 13, 2016 _____, 2016

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

20 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2016; _____, 2016

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

22
23 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
24 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
25 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
26 § 3.2.6 of the Charter.

27
28 Denver City Attorney

29 BY: _____ *[Signature]*, Assistant City Attorney DATE: August 11, 2016
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