

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2012

COUNCIL BILL NO. CB12-0264  
COMMITTEE OF REFERENCE:  
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 1804 South Pearl 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 OF**  
15 **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 U-MS-2X and U-TU-C.  
19 2. That the Owner proposes that the land area hereinafter described be changed to U-MS-  
20 2X.

21 **Section 2.** That the zoning classification of the land area in the City and County of  
22 Denver described as follows or included within the following boundaries shall be and hereby is  
23 changed from U-MS-2X and U-TU-C to U-MS-2X.  
24

**Lots 1-4 incl. Block 10 Grant Subdivision**

25  
26  
27 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline  
28 thereof, which are immediately adjacent to the aforesaid specifically described area.

29 **Section 3.** That this ordinance shall be recorded by the Manager of Community, Planning,  
30 and Development in the real property records of the Denver County Clerk and Recorder.  
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2 COMMITTEE APPROVAL DATE: April 17, 2012 [by consent]  
3 MAYOR-COUNCIL DATE: April 24, 2012  
4 PASSED BY THE COUNCIL: \_\_\_\_\_, 2012  
5 \_\_\_\_\_ - PRESIDENT  
6 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_, 2012  
7 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
8 EX-OFFICIO CLERK OF THE  
9 CITY AND COUNTY OF DENVER  
10 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2012; \_\_\_\_\_, 2012  
11 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: April 26, 2012  
12 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
13 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
14 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
15 § 3.2.6 of the Charter.  
16 Douglas J. Friednash, Denver City Attorney  
17 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2012