

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2018

COUNCIL BILL NO. CB17-1461  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 2600 High Street and 1919 East 26th Avenue in Whittier.**

**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-MX-2x 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:

- a. The land area hereinafter described is presently classified as U-SU-B1.
- b. It is proposed that the land area hereinafter described be changed to U-MX-2x.

**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-B1 to U-MX-2x:

Legal Description:  
Lots 14 and 15, Block 8,  
Except the East 30 feet of said lots,  
Schinner’s Addition to the City of Denver.  
City and County of Denver, State of Colorado.

Legal Description:  
The EAST 30 FEET OF LOTS 14 AND 15, BLOCK 8  
Schinner’s Addition to the City of Denver.  
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.

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

3 COMMITTEE APPROVAL DATE: January 2, 2018

4 MAYOR-COUNCIL DATE: January 9, 2018

5 PASSED BY THE COUNCIL: \_\_\_\_\_ February 12, 2018

6 \_\_\_\_\_ *Alan B...* - PRESIDENT \_\_\_\_\_ Feb 13, 2018

7 APPROVED: \_\_\_\_\_ *[Signature]* - MAYOR \_\_\_\_\_

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

11 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_;

12 PREPARED BY: Nathan J. Lucero, Assistant City Attorney                      DATE: January 11, 2018

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

17 Kristin M. Bronson, Denver City Attorney

18 BY: *Kristin M. Bronson* \_\_\_\_\_, Assistant City Attorney                      DATE: Jan 10, 2018