

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2021

COUNCIL BILL NO. CB21-1072
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 3255 North Newton Street**
7 **and 3254 North Osceola Street in West Highland.**

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-SU-B1 district, is
13 justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and
14 is consistent with the neighborhood context and the stated purpose and intent of the proposed zone
15 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 a. The land area hereinafter described is presently classified as U-SU-B.
- 21 b. It is proposed that the land area hereinafter described be changed to U-SU-B1.

22 **Section 2.** That the zoning classification of the land area in the City and County of Denver
23 described as follows shall be and hereby is changed from U-SU-B to U-SU-B1:

24 3255 North Newton Street
25 LOTS 32 AND 33, BLOCK 3, HIGHLAND PLACE,
26 CITY AND COUNTY OF DENVER, STATE OF COLORADO

27 3254 North Osceola Street
28 LOTS 10 AND 11, AND THE NORTH 5 FEET OF LOT 12, BLOCK 3, HIGHLAND PLACE,
29 CITY AND COUNTY OF DENVER, STATE OF COLORADO

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

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

1 COMMITTEE APPROVAL DATE: September 21, 2021, by Consent

2 MAYOR-COUNCIL DATE: September 28, 2021

3 PASSED BY THE COUNCIL: _____

4 _____ - PRESIDENT

5 APPROVED: _____ - MAYOR _____

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

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____

10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: October 7, 2021

11 Pursuant to Section 13-9, 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.

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16 Kristin M. Bronson, Denver City Attorney

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18 BY: *Jonathan Griffin*, Assistant City Attorney DATE: Oct 7, 2021