

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2016

COUNCIL BILL NO. CB16-0129
COMMITTEE OF REFERENCE:
4 Neighborhoods & Planning

5 **A BILL**

6 **For an ordinance changing the zoning classification for 210 Saint Paul 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 consistent with the City’s adopted plans, furthers the public health, safety and general welfare of
11 the City, will result in regulations and restrictions that are uniform within the C-CCN-7 and C-CCN-
12 8 district, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver
13 Zoning Code, and is consistent with the neighborhood context and the stated purpose and intent
14 of the proposed zone district;

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

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

- 19 1. That the land area hereinafter described is presently classified as PUD-G #1.
- 20 2. That the Owner proposes that the land area hereinafter described be changed to C-CCN-
21 7 and C-CCN-8.

22 **Section 2.** That the zoning classification of the land area in the City and County of
23 Denver described as follows shall be and hereby is changed from PUD-G #1 to C-CCN-8:

24 ZONE LOT PARCEL A

25 LAND DESCRIPTION

26
27 A PARCEL OF LAND BEING ALL OF LOT 1 AND THE SOUTHERN HALF OF LOT 2, BLOCK 57
28 HARMAN'S SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4
29 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, 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 **Section 3.** That the zoning classification of the land area in the City and County of Denver

1 described as follows shall be and hereby is changed from PUD-G #1 to C-CCN-7:

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3 ZONE LOT PARCEL B

4
5 LAND DESCRIPTION

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7 A PARCEL OF LAND BEING THE NORTHERN HALF OF LOT 2, BLOCK 57 HARMA N'S SUBDIVISION
8 LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF
9 THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

10
11 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline
12 thereof, which are immediately adjacent to the aforesaid specifically described area.

13 **Section 4.** That this ordinance shall be recorded by the Manager of Community Planning
14 and Development in the real property records of the Denver County Clerk and Recorder.

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17 COMMITTEE APPROVAL DATE: March 2, 2016.

18 MAYOR-COUNCIL DATE: March 8, 2016.

19 PASSED BY THE COUNCIL: _____, 2016
20 _____ - PRESIDENT

21 APPROVED: _____ - MAYOR _____, 2016

22 ATTEST: _____ - CLERK AND RECORDER,
23 EX-OFFICIO CLERK OF THE
24 CITY AND COUNTY OF DENVER

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

26 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: March 10, 2016

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28 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
29 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
30 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
31 § 3.2.6 of the Charter.

32 D. Scott Martinez, Denver City Attorney

33 BY: _____, Assistant City Attorney DATE: _____, 2016