

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2014

COUNCIL BILL NO. CB14-0670  
COMMITTEE OF REFERENCE:  
Neighborhood & Planning

**A BILL**

**For an ordinance changing the zoning classification for 2728 Zuni Street and  
2751 Wyandot Street.**

**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 in accordance with the Comprehensive Plan, is necessary to promote the public health, safety and general welfare of the City, is justified by one of the circumstances set forth in Section 12.4.10.14 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:

1. That the land area hereinafter described is presently classified as PUD #437.
2. That the Owner proposes that the land area hereinafter described be changed to C-MX-5.

**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 PUD #437 to C-MX-5:

ALL OF LOTS 1 THRU 6 INCLUSIVE AND THE NORTH ONE-HALF OF LOT 7 AND  
LOTS 26 THRU 28 INCLUSIVE, BLOCK 2 RE-SUBDIVISION OF BLOCKS 2, 3, 4,  
AND 5, CASEMENT'S ADDITION TO 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.

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

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1 COMMITTEE APPROVAL DATE: August 20, 2014  
2 MAYOR-COUNCIL DATE: August 26, 2014  
3 PASSED BY THE COUNCIL: \_\_\_\_\_, 2014  
4 \_\_\_\_\_ - PRESIDENT  
5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_, 2014  
6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER  
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2014; \_\_\_\_\_, 2014  
10 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: August 28, 2014  
11 Pursuant to Section 13-12, 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.  
15 D. Scott Martinez, Denver City Attorney  
16 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2014