

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2016

COUNCIL BILL NO. CB16-0551
COMMITTEE OF REFERENCE:
4 Neighborhoods & Planning

5 **A BILL**

6 **For an ordinance changing the zoning classification for 4402 Umatilla Street.**

7 **WHEREAS**, the City Council has determined, based on evidence and testimony presented
8 at the public hearing, that the map amendment set forth below conforms with applicable City laws,
9 is consistent with the City's adopted plans, furthers the public health, safety and general welfare of
10 the City, will result in regulations and restrictions that are uniform within the U-MS-2 district, is
11 justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and
12 is consistent with the neighborhood context and the stated purpose and intent of the proposed zone
13 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 PUD #358.
19 2. That the Owner proposes that the land area hereinafter described be changed to U-MS-2.

20 **Section 2.** That the zoning classification of the land area in the City and County of Denver
21 described as follows shall be and hereby is changed from PUD #358 to U-MS-2:

22 Legal Description:
23 Lots 12 to 15, inclusive.
24 Block 4,
25 Caseys subdivision of a portion of North Highlands, City and County of Denver, State of
26 Colorado.
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 and
30 Development in the real property records of the Denver County Clerk and Recorder.

1 COMMITTEE APPROVAL DATE: August 16, 2016
2 MAYOR-COUNCIL DATE: August 23, 2016
3 PASSED BY THE COUNCIL: _____ September 26, 2016

4 _____ - PRESIDENT

5 APPROVED: _____ - MAYOR _____ Sep 27, 2016

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: August 25, 2016

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 Denver City Attorney

16 BY: _____, Assistant City Attorney DATE: Aug 25, 2016