

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2010

COUNCIL BILL NO. CB10-0916
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification of 3300 and 3316 Tejon 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 12.4.10.14A 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 U-MS-2;
2. That the Owner proposes that the land area hereinafter described be changed to U-MS-3.

Section 2. That the zoning classification of the land area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from U-MS-2 to U-MS-3:

3300 Tejon St. : South 52 Feet of Lot 2 Block 10 H Witters North Denver Addition
3316 Tejon St. : 97 Feet 2 Inches of the South 149 Feet 2 Inches of Lot 2 Block 10 H Witters North Denver Addition

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.

COMMITTEE APPROVAL DATE: October 19, 2010

MAYOR-COUNCIL DATE: October 26, 2010

PASSED BY THE COUNCIL: _____, 2010

_____ - PRESIDENT

APPROVED: _____ - MAYOR _____, 2010

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

1 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2010; _____, 2010
2 PREPARED BY: KAREN A. AVILES, ASSISTANT CITY ATTORNEY, October 28, 2010
3 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
4 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
5 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
6 § 3.2.6 of the Charter.
7 David R. Fine, City Attorney
8 BY: _____, Assistant City Attorney DATE: _____, 2010