BY AUTHORITY

ORDINANCE NO. _____ COUNCIL BILL NO. CB17-0498

SERIES OF 2017 COMMITTEE OF REFERENCE:

Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 300-306 Elati Street in Baker.

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 consistent with the City's adopted plans, furthers the public health, safety and general welfare of the City, will result in regulations and restrictions that are uniform within the U-MX-2 district, is justified by one of the circumstances set forth in Section 12.4.10.8 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:

a. The land area hereinafter described is presently classified as U-RH-2.5.

b. It is proposed that the land area hereinafter described be changed to U-MX-2.

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 U-RH-2.5 to U-MX-2:

300-306 Elati Street Legal Description

THAT PART OF LOTS 14, 15 AND THE SOUTH 4 INCHES OF LOT 13, BLOCK 2, FAIRMONT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 15 AND RUNNING NORTHERLY ALONG THE WEST LINE OF SAID LOTS 13, 14 AND 15 A DISTANCE OF 50.33 FEET TO A POINT WHICH IS 0.33 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 13; THENCE EASTERLY PARALLEL WITH THE SAID SOUTH LINE OF LOT 13 A DISTANCE OF 72.56 FEET; THENCE SOUTHERLY PARALLEL WITH THE SAID WEST LINE OF LOTS 13, 14 AND 15 A DISTANCE OF 50.33 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 15; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 72.56 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF 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.

COMMITTEE APPROVAL DATE: May 16, 2017

MAYOR-COUNCIL DATE: N/A

PASSED BY THE COUNCIL: _____

_____ - PRESIDENT

APPROVED: _____ - MAYOR _____

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

NOTICE PUBLISHED IN THE DAILY JOURNAL: _____;_____

PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: May 18, 2017

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

Kristin M. Bronson, Denver City Attorney

BY: _____, Assistant City Attorney DATE: _____