

1 BY AUTHORITY

2 ORDINANCE NO.  
3 SERIES OF 2013

COUNCIL BILL NO. CB13-0565  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

6 **A BILL**

7 **For an ordinance changing the zoning classification located at 1700–1718 East**  
8 **6<sup>th</sup> Avenue.**

9  
10 **WHEREAS**, the City Council has determined, based on evidence and testimony presented  
11 at the public hearing, that changing the zoning classification for PUD-602, found at City Clerk's  
12 Filing No. 07-358, as set forth below, conforms with applicable City laws, is in accordance with  
13 the Comprehensive Plan, is necessary to promote the public health, safety and general welfare of  
14 the City, is justified by one of the circumstances set forth in Former Chapter 59-511 through 59-  
15 516 of the Denver Revised Municipal Code; is consistent with the neighborhood context and the  
16 stated purpose and intent of the proposed zone district; and meets the criteria set forth in Former  
17 Chapter 59-511 through 59-516 of the Denver Revised Municipal Code;

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

20  
21 **Section 1.** That upon consideration of a change in the zoning classification of the land  
22 area hereinafter described, Council finds:

23 1. That Council Ordinance No. 255, Series of 2007 established PUD-602 with the District  
24 Plan found at City Clerk's Filing No. 07-358.

25 2. That the Owner proposes amending PUD-602 and the District Plan.

26 **Section 2.** That the zoning classification of the land area in the City and County of Denver  
27 described as follows or included within the following boundaries shall be and hereby is changed  
28 from PUD-602 to PUD:

29 A parcel of land lying in the NE ¼ of Section 11, Township 4 South,  
30 Range 68 West of the 6<sup>th</sup> Principal Meridian, City and County of  
31 Denver, State of Colorado.

32 Being all of lot 1 and 2 of Block 13 of Williams Driving Park Addition

33  
34 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline  
35 thereof, which are immediately adjacent to the aforesaid specifically described area.

36 **Section 3.** The complete application with such supporting material as designated by the  
37 Land Use, Transportation and Infrastructure Committee of the City Council filed in the words and

1 figures contained and set forth in the Application for Zone Map Amendment (District Plan),  
2 available in the office and on the web page of City Council, and filed in the office of the City Clerk  
3 on the 28<sup>th</sup> day of August, 2013, under City Clerk's Filing No. 07-358-A, is hereby approved.

4 **Section 4.** Said District Plan found at City Clerk's Filing No. 07-358-A, together with a  
5 Site Plan, shall regulate the use and development of the land area hereinabove described.

6 **Section 5.** None of the land area hereinabove described shall be used or occupied and no  
7 structure or structures shall be designed, erected, altered, used or occupied thereon except in  
8 conformity with all provisions of said District Plan and a Site Plan, as provided in Former Chapter  
9 59-511 through 59-516 of the Denver Revised Municipal Code, and except upon performance of  
10 all conditions therein set forth.

11 **Section 6.** This Ordinance shall be recorded by the Department of Community Planning  
12 and Development among the records of the Clerk and Recorder of the City and County of Denver.

13 COMMITTEE APPROVAL DATE: August 20, 2013

14 MAYOR-COUNCIL DATE: August 27, 2013

15 PASSED BY THE COUNCIL: \_\_\_\_\_, 2013

16 \_\_\_\_\_ - PRESIDENT

17 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_, 2013

18 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
19 EX-OFFICIO CLERK OF THE  
20 CITY AND COUNTY OF DENVER

21 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2013; \_\_\_\_\_, 2013

22 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: September 5, 2013

23 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
24 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
25 ordinance. The proposed ordinance is submitted to the City Council for approval pursuant to §  
26 3.2.6 of the Charter.

27 Douglas J. Friednash, Denver City Attorney

28 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2013

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