

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2012

COUNCIL BILL NO. CB12-0081
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification of the block bounded by 1st**
7 **Avenue, 2nd Avenue, Fillmore Street and Detroit Street to a Planned Unit**
8 **Development District General (PUD-G).**

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10 **WHEREAS**, the City Council has determined, based on evidence and testimony presented
11 at the public hearing, that the map amendment set forth below complies with the criteria set forth
12 in Sections 12.4.10.13 and 12.4.10.15 of the Denver Zoning Code and is justified either by
13 changed or changing conditions or to correct manifest error in the prior zoning map and is
14 reasonably necessary to promote the public health, safety or general welfare;

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

17 **Section 1.** That the zoning classification for the land areas in the City and County of
18 Denver described as follows or included within the following boundaries shall be and hereby is
19 changed from PUD No. 607 to Planned Unit Development District General (PUD-G):
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All of plots A1/2, B1/2, 1, 2, 3, 4, 5 and 6, Block 69, Harman's Subdivision, together with the
vacated alley in said block 69 and together with the north 20 feet of vacated First Avenue lying
south of and adjacent to the south line of said block 69, City and County of Denver

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

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27 **Section 2.** The complete application with such supporting material as designated by the
28 Zoning Committee of the City Council filed in the Office of the City Clerk of the City and County of
29 Denver, on the 28th day of February, 2012, in the City Clerk Filing No. 12-0124 be and hereby is
30 adopted and approved as the District Plan for the development of the land area hereinabove
31 described.

32 **Section 3.** Said District Plan together with a Site Plan, as provided in Denver Zoning Code,
33 shall regulate the use and development of the land area hereinabove described.

