

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2016

COUNCIL BILL NO. CB16-0624
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 1601-1671 Pearl Street**
7 **and 524-538 East 17th Avenue.**

8 **WHEREAS**, the City Council has determined, based on evidence and testimony presented
9 at the public hearing, that the map amendment set forth below conforms with applicable City laws,
10 is consistent with the City’s adopted plans, furthers the public health, safety and general welfare of
11 the City, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning
12 Code, and is consistent with the neighborhood context and the stated purpose and intent of the
13 proposed zone district, and meets the criteria set forth in 12.4.10.9 of the Denver Zoning Code;

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 C-MX-5, DO-1, C-MX-8,
19 DO-1, C-MS-8, DO-1, and C-MS-8.

20 2. That the Owner proposes that the land area hereinafter described be changed to PUD–
21 G15, DO1.

22 **Section 2.** That the zoning classification of the land area in the City and County of Denver
23 described as follows shall be and hereby is changed from C-MX-5, DO-1, C-MX-8, DO-1, C-MS-8,
24 DO-1, and C-MS-8 to PUD–G15, DO1:

25 **LEGAL DESCRIPTION**

26
27 **LOTS 21 THROUGH 40, INCLUSIVE, BLOCK 299 – CLEMENTS’**
28 **ADDITION TO THE CITY OF DENVER**
29 **SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH,**
30 **RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY AND**
31 **COUNTY OF DENVER, STATE OF COLORADO**

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

