

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2017

COUNCIL BILL NO. CB17-0162  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification of 3325 and 3327 Tejon Street in the Highland neighborhood.**

**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 with the PUD-G 16 zone district, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, is consistent with the neighborhood context and the stated purpose and intent of the proposed zone district, and meets the criteria set forth in 12.4.10.9 of the Denver Zoning Code;

**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. That the land area hereinafter described is presently classified as U-TU-B and DO-4.
- b. That the Owner proposes that the land area hereinafter described be changed to PUD-G 16.

**Section 2.** That the zoning classification for the land area in the City and County of Denver described as follows shall be and hereby is changed from U-TU-B and DO-4 to Planned Unit Development District (PUD-G 16):

**3325 & 3327 Tejon Street  
Legal Description**

The North 75 feet of Lot 1, Block 9,  
H. Witter’s North Denver Addition,  
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.

