

1 BY AUTHORITY

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2010

COUNCIL BILL NO. CB10-0520  
COMMITTEE OF REFERENCE:  
BLUEPRINT DENVER

5 **A BILL**

6 **For an ordinance changing the zoning classification for 4725 High Street, to a**  
7 **Planned Unit Development District (PUD).**  
8

9 **WHEREAS**, the City Council has determined, based on evidence and testimony presented  
10 at the public hearing, that the map amendment set forth below conforms with applicable City laws,  
11 is in accordance with the Comprehensive Plan, is justified either by changed or changing  
12 conditions or to correct manifest error in the prior zoning and is necessary to promote the public  
13 health, safety and general welfare;

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

16 **Section 1.** That the zoning classification for the land areas in the City and County of  
17 Denver described as follows or included within the following boundaries shall be and hereby is  
18 changed from PUD #250 to PUD:

19 **LOTS 26 THROUGH 38, INCLUSIVE, BLOCK 6, ELYRIA, ORIGINALLY RECORDED IN THE BOOK OF PLATS PAGE**  
20 **86 OF ARAPAHOE COUNTY, NOW CITY AND COUNTY OF DENVER, ON MARCH 31, 1881, CITY AND COUNTY**  
21 **OF DENVER, STATE OF COLORADO, EXCEPT THE REAR 5 FEET OF SAID LOTS 26 THROUGH 38.**

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

24 **Section 2.** The complete application with such supporting material as designated by the  
25 Blueprint Denver Committee of the City Council filed in the Office of the City Clerk of the City and  
26 County of Denver, on June 28, 2010 in the City Clerk Filing No. 10-638 be and hereby is adopted  
27 and approved as the District Plan for the development of the land area hereinabove described.

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

30 **Section 4.** None of the land area hereinabove described shall be used or occupied and no  
31 structure or structures shall be designed, erected, altered, used or occupied thereon except in  
32 conformity with all provisions of said District Plan and Site Plan, and except upon performance of all  
33 conditions therein set forth.

1           **Section 5.** This Ordinance shall be recorded by the Department of Community Planning  
2 and Development among the records of the Clerk and Recorder of the City and County of Denver.

3 COMMITTEE APPROVAL DATE: June 23, 2010

4 MAYOR-COUNCIL DATE: June 29, 2010

5 PASSED BY THE COUNCIL: \_\_\_\_\_, 2010

6 \_\_\_\_\_ - PRESIDENT

7 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_, 2010

8 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
9 EX-OFFICIO CLERK OF THE  
10 CITY AND COUNTY OF DENVER

11 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2010; \_\_\_\_\_, 2010

12 PREPARED BY: KAREN A. AVILES, ASSISTANT CITY ATTORNEY      DATE: June 30, 2010

13 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
14 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
15 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §  
16 3.2.6 of the Charter.

17 David R. Fine, City Attorney

18 BY: \_\_\_\_\_, Assistant City Attorney      DATE: \_\_\_\_\_, 2010