

1 BY AUTHORITY

2 ORDINANCE NO.
3 SERIES OF 2012

COUNCIL BILL NO. CB12-0201
COMMITTEE OF REFERENCE:

4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification of 2765 South Federal**
7 **Boulevard to a Planned Unit Development District.**

8
9 **BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

10 **Section 1.** That the zoning classification for the land area in the City and County of
11 Denver described as follows or included within the following boundaries shall be and hereby is
12 changed from PUD #620 to Planned Unit Development District (PUD); in addition thereto those
13 portions of all abutting public rights-of-way, but only to the centerline thereof, which are
14 immediately adjacent to the aforesaid specifically described area:

15 That part of Block 1, FAIRHILLS, and part of vacated street adjoining
16 said Block 1, that part of Block 11, SHARON PARK, and part of the NW
17 ¹/₄ of Section 32, Township 4 South, Range 68 West of the 6th P.M.,
18 described as follows: BEGINNING at a point 50 feet South and 50 feet
19 West of the Northeast corner of the NW ¹/₄ of said Section 32, said point
20 being the intersection of the South line of West Yale Avenue and the
21 West line of South Federal Blvd.; thence South along the West line of
22 Federal Blvd., 430 feet to the TRUE POINT OF BEGINNING; thence
23 Westerly on a deflection angle of 89° 11'30" to the right 80 feet to a
24 point on the East line of said Lot 18 of Block 1; thence on a deflection
25 angle of 1°04'10" to the left parallel with and 5.0 feet from the North
26 line of said Lot 18, a distance of 110.20 feet to the East line of South
27 Green Court; thence on an angle to the left of 88°10'04" and along the
28 East line of South Green Court, 89.52 feet to point 20.0 feet South of
29 South line of Lot 20, Block 1, FAIRHILLS; thence on an angle to the
30 left of 90°55'50" and along a line parallel with and 20.0 feet South of
31 the said South line of Lot 20, Block 1, to a point that is 50.0 feet West of
32 the East line of said NE 1/4, being the West line of South Federal Blvd.;
33 thence on an angle of 89°11'45" and along the West line of South
34 Federal Blvd., 89.52 feet to the TRUE POINT OF THE BEGINNING.

35
36 **Section 2.** The complete application with such supporting material as designated
37 by the Zoning Committee of the City Council filed in the words and figures contained and set forth
38 in the Application for Zone Map Amendment, available in the office and on the web page of City
39 Council, and filed in the office of the City Clerk on the 29th day of March, 2012, under City Clerk's
40 Filing No. 96-497-A, is hereby approved.

41 **Section 3.** Said District Plan together with a Site Plan, as provided in Section 59-517,

1 Section 59-518 and Section 59-519 of the Denver Revised Municipal Code, shall regulate the use
2 and development of the land area hereinabove described.

3 **Section 4.** None of the land area hereinabove described shall be used or occupied and
4 no structure or structures shall be designed, erected, altered, used or occupied thereon except in
5 conformity with all provisions of said District Plan and a Site Plan, as provided in Section 59-517,
6 Section 59-518 and Section 59-519 of the Denver Revised Municipal Code, and except upon
7 performance of all conditions therein set forth.

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

10 COMMITTEE APPROVAL DATE: March 20, 2012

11 MAYOR-COUNCIL DATE: March 27, 2012

12 PASSED BY THE COUNCIL: _____,
13 2012

14 _____ - PRESIDENT

15 APPROVED: _____ - MAYOR _____,
16 2012

17 ATTEST: _____ - CLERK AND RECORDER,
18 EX-OFFICIO CLERK OF THE
19 CITY AND COUNTY OF DENVER

20 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2012; _____,
21 2012

22 PREPARED BY: Karen A. Aviles, Assistant City Attorney DATE: March 29, 2012

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 not 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: _____, 2012

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