

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2018

COUNCIL BILL NO. CB18-0094  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification of 30-50 South Colorado Boulevard in Hilltop.**

**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-17 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 E-SU-D.
- b. It is proposed that the land area hereinafter described be changed to PUD G-17.

**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 E-SU-D to Planned Unit Development District General – 17 (PUD G-17):

**30-50 S Colorado Blvd.**

**LEGAL DESCRIPTION**

**PARCEL 1:**

PLOT 2, BLOCK 53, THE EASTERN CAPITOL HILL SUBDIVISION, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 4 AT PAGE 12, CITY AND COUNTY OF DENVER, STATE OF COLORADO;

And

**PARCEL 2:**

PLOTS 3, 4 AND 5, BLOCK 53, THE EASTERN CAPITOL HILL SUBDIVISION, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 4 AT PAGE 12, EXCEPT ANY PORTION OF PLOT 5 LYING WITHIN LEETSDALE DRIVE, CITY

1 AND COUNTY OF DENVER, STATE OF COLORADO.

2  
3 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline  
4 thereof, which are immediately adjacent to the aforesaid specifically described area.

5 **Section 3.** The complete application with such supporting material as designated by the  
6 Land Use, Transportation & Infrastructure Committee of the City Council filed in the words and figures  
7 contained and set forth in the Application for Zone Map Amendment (District Plan), available in the  
8 office and on the web page of City Council, and filed in the office of the City Clerk on the 7th day of  
9 February, 2018, under City Clerk's Filing No. 2018-0052, is hereby approved.

10 **Section 4.** Said District Plan together with a Site Development Plan, as provided in Section  
11 12.4.3 of the Denver Zoning Code, shall regulate the use and development of the land area  
12 hereinabove described.

13 **Section 5.** None of the land area hereinabove described shall be used or occupied and no  
14 structure or structures shall be designed, erected, altered, used or occupied thereon except in  
15 conformity with all provisions of said District Plan and a Site Development Plan, as provided in Section  
16 12.4.3 of the Denver Zoning Code, and except upon performance of all conditions therein set forth.

17 **Section 6.** This Ordinance shall be recorded by the Manager of Community Planning and  
18 Development in the real property records of the Clerk and Recorder of the City and County of Denver.

19 COMMITTEE APPROVAL DATE: January 30, 2018

20 MAYOR-COUNCIL DATE: February 6, 2018

21 PASSED BY THE COUNCIL: \_\_\_\_\_

22 \_\_\_\_\_ - PRESIDENT

23 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

24 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
25 EX-OFFICIO CLERK OF THE  
26 CITY AND COUNTY OF DENVER

27 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_;

28 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: February 8, 2018

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

33 Kristin M. Bronson, Denver City Attorney

34 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_