

1 BY AUTHORITY

2 ORDINANCE NO.
3 SERIES OF 2012

COUNCIL BILL NO. CB12-0265
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5
6 **A BILL**

7 **For an ordinance changing the zoning classification of 8th Avenue and**
8 **Colorado Boulevard to a Planned Unit Development District.**

9
10 **WHEREAS**, the City Council has determined, based on evidence and testimony presented
11 at the public hearing, that the map amendment set forth below conforms with applicable City
12 laws, is in accordance with the Comprehensive Plan, is necessary to promote the public health,
13 safety and general welfare of the City, is justified by one of the circumstances set forth in Section
14 12.4.10.14A of the Denver Zoning Code, is consistent with the neighborhood context and the
15 stated purpose and intent of the proposed zone district; and meets the criteria set forth
16 in 12.4.10.15 of the Denver Zoning Code;

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

18 **Section 1.** That the zoning classification for the land area in the City and County of
19 Denver described as follows or included within the following boundaries shall be and hereby is
20 changed from PUD #614 to Planned Unit Development District (PUD); in addition thereto those
21 portions of all abutting public rights-of-way, but only to the centerline thereof, which are
22 immediately adjacent to the aforesaid specifically described area:

23
24 THE FOLLOWING PARCELS ARE LOCATED WITHIN THE
25 SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH,
26 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

27
28 SUBAREA 1:
29 LOTS 1 THROUGH 5 INCLUSIVE, EXCEPT THE WEST 5 FEET
30 THEREOF, BLOCK 1, SKINNER BRO'S SUBDIVISION, CITY AND
31 COUNTY OF DENVER, STATE OF COLORADO.

32
33 SUBAREA 2:
34 LOTS 6 THROUGH 12 INCLUSIVE, BLOCK 1 SKINNER BRO'S
35 SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF
36 COLORADO.

37
38 SUBAREA 3:
39 LOTS 41 THROUGH 43, TOGETHER WITH THE SOUTHERLY 15
40 FEET OF LOT 44, BLOCK 1, SKINNER BRO'S SUBDIVISION, CITY

1 AND COUNTY OF DENVER, STATE OF COLORADO.

2
3 SUBAREA 4:
4 LOTS 35 THROUGH 40 INCLUSIVE, BLOCK 1, SINNER BRO'S
5 SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF
6 COLORADO.
7

8 **Section 2.** The complete application with such supporting material as designated by the
9 Land Use, Transportation and Infrastructure Committee of the City Council filed in the words and
10 figures contained and set forth in the Application for Zone Map Amendment, available in the
11 office and on the web page of City Council, and filed in the office of the City Clerk on the 18th day
12 of April, 2012, under City Clerk's Filing No. 12-0282, is hereby approved.

13 **Section 3.** Said District Plan together with a Site Plan, as provided in Section 12.4.3 of
14 the Denver Zoning Code, shall regulate the use and development of the land area hereinabove
15 described.

16 **Section 4.** None of the land area hereinabove described shall be used or occupied and
17 no structure or structures shall be designed, erected, altered, used or occupied thereon except in
18 conformity with all provisions of said District Plan and a Site Plan, as provided in Section 12.4.3 of
19 the Denver Zoning Code, and except upon performance of all conditions therein set forth.

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

22 COMMITTEE APPROVAL DATE: April 17, 2012

23 MAYOR-COUNCIL DATE: April 24, 2012

24 PASSED BY THE COUNCIL: _____, 2012

25 _____ - PRESIDENT

26 APPROVED: _____ - MAYOR _____, 2012

27 ATTEST: _____ - CLERK AND RECORDER,
28 EX-OFFICIO CLERK OF THE
29 CITY AND COUNTY OF DENVER

30 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2012; _____, 2012

31 PREPARED BY: Karen A. Aviles, Assistant City Attorney DATE: April 19, 2012

32 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
33 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
34 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
35 § 3.2.6 of the Charter.

36 Douglas J. Friednash, Denver City Attorney

37 BY: _____, Assistant City Attorney DATE: _____, 2012