

1 **BY AUTHORITY**

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

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

5  
6 **A BILL**

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

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 laws,  
12 is consistent with the City's adopted plans, furthers the public health, safety and general welfare of  
13 the City, will result in regulations and restrictions that are uniform with the PUD-G 16 zone district,  
14 is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code,  
15 is consistent with the neighborhood context and the stated purpose and intent of the proposed zone  
16 district, and meets the criteria set forth in 12.4.10.9 of the Denver Zoning Code;

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

19  
20 **Section 1.** That upon consideration of a change in the zoning classification of the land area  
21 hereinafter described, Council finds:

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

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

29 **3325 & 3327 Tejon Street**  
30 **Legal Description**

31  
32 The North 75 feet of Lot 1, Block 9,  
33 H. Witter's North Denver Addition,  
34 City and County of Denver, State of Colorado

35  
36 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline  
37 thereof, which are immediately adjacent to the aforesaid specifically described area.

1           **Section 3.** The complete application with such supporting material as designated by the  
2 Land Use, Transportation & Infrastructure Committee of the City Council filed in the words and figures  
3 contained and set forth in the Application for Zone Map Amendment (District Plan), available in the  
4 office and on the web page of City Council, and filed in the office of the City Clerk on the 1<sup>st</sup> day of  
5 March, 2017, under City Clerk's Filing No. 2017-0064, is hereby approved.

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

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

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

14 COMMITTEE APPROVAL DATE: February 21, 2017

15 MAYOR-COUNCIL DATE: February 28, 2017

16 PASSED BY THE COUNCIL: \_\_\_\_\_

17 \_\_\_\_\_ - PRESIDENT

18 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

19 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
20 EX-OFFICIO CLERK OF THE  
21 CITY AND COUNTY OF DENVER

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

23 PREPARED BY: Nathan J. Lucero, Assistant City Attorney                      DATE: March 2, 2017

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

28 Kristin M. Bronson, Denver City Attorney

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