

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.

