1		BY AUTHORITY	
2	ORDINANCE NO.	COUNCIL BILL NO. CB17-0162	
3	SERIES OF 2017	COMMITTEE OF REFERENCE:	
4		Land Use, Transportation & Infrastructure	
5			
6		<u>A BILL</u>	
7 8	For an ordinance changing the zoning classification of 3325 and 3327 Tejon 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	he 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 18 19	NOW, THEI DENVER:	REFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF	
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 Distri	ict (PUD-G 16):	
29 30 31	3325 & 3327 Tejon Street Legal Description		
32 33 34	The North 75 feet of Lot 1, Block 9, H. Witter's North Denver Addition, 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		

thereof, which are immediately adjacent to the aforesaid specifically described area.

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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 1st day o		
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 20 21	ATTEST: CLERK AND RECORDER, EX-OFFICIO CLERK OF THE 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 25 26 27	Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to § 3.2.6 of the Charter.		
28	Kristin M. Bronson, Denver City Attorney		
29	BY:, Assistant City Attorney DATE:Mar 2, 2017		