

BY AUTHORITY

ORDINANCE NO. 144
SERIES OF 2009

COUNCIL BILL NO. 71
COMMITTEE OF REFERENCE:

Blueprint Denver

A BILL

For an ordinance changing the zoning classification for 2765 South Federal Boulevard to a Planned Unit Development District (PUD).

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 in accordance with the Comprehensive Plan, is justified either by changed or changing conditions or to correct manifest error in the prior zoning and is necessary to promote the public health, safety and general welfare;

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

Section 1. That the zoning classification for the land areas in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from PUD 586 to PUD:

LOTS: 18, 19 and 20 BLOCK: 1 Addition:

That part of Block 1, FAIRHILLS, and part of vacated street adjoining said Block 1, that part of Block 11, SHARON PARK, and part of the NW ¼ of Section 32, Township 4 South, Range 68 West of the 6th P.M., described as follows: BEGINNING at a point 50 feet South and 50 feet West of the Northeast corner of the NW ¼ of said Section 32, said point being the intersection of the South line of West Yale Avenue and the West line of South Federal Blvd.; thence South along the West line of Federal Blvd., 430 feet to the TRUE POINT OF BEGINNING; thence Westerly on a deflection angle of 89° 11'30" to the right 80 feet to a point on the East line of said Lot 18 of Block 1; thence on a deflection angle of 1°04'10" to the left parallel with and 5.0 feet from the North line of said Lot 18, a distance of 110.20 feet to the East line of South Green Court; thence on an angle to the left of 88°10'04" and along the East line of South Green Court, 89.52 feet to point 20.0 feet South of South line of Lot 20, Block 1, FAIRHILLS; thence on an angle to the left of 90°55'50" and along a line parallel with and 20.0 feet South of the said South line of Lot 20, Block 1, to a point that is 50.0 feet West of the East line of said NE 1/4, being the West line of South Federal Blvd.; thence on an angle of 89°11'45" and along the West line of South Federal Blvd., 89.52 feet to the TRUE POINT OF THE BEGINNING.

1 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline
2 thereof, which are immediately adjacent to the aforesaid specifically described area.
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5 **Section 2.** The complete application with such supporting material as designated by the
6 Zoning Committee of the City Council filed in the Office of the City Clerk of the City and County of
7 Denver, on the 3rd day of February, 2009, in the City Clerk Filing No. 09-063 be and hereby is
8 adopted and approved as the District Plan for the development of the land area hereinabove
9 described.

10 **Section 3.** Said District Plan together with a Site Plan, as provided in Chapter 59 of the
11 Denver Revised Municipal Code, shall regulate the use and development of the land area
12 hereinabove described.

13 **Section 4.** None of the land area hereinabove described shall be used or occupied and
14 no structure or structures shall be designed, erected, altered, used or occupied thereon except in
15 conformity with all provisions of said District Plan and Site Plan, and except upon performance of all
16 conditions therein set forth.

17 **Section 5.** This Ordinance shall be recorded by the Department of Zoning Administration
18 among the records of the Clerk and Recorder of the City and County of Denver.
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20 COMMITTEE APPROVAL DATE: January 28, 2009

21 MAYOR-COUNCIL DATE: February 3, 2009

22 PASSED BY THE COUNCIL March 9 2009

23 [Signature] - PRESIDENT

24 APPROVED: [Signature] - MAYOR MARCH 10 2009

25 ATTEST: [Signature] - CLERK AND RECORDER,
26 EX-OFFICIO CLERK OF THE
27 CITY AND COUNTY OF DENVER

28 NOTICE PUBLISHED IN THE DAILY JOURNAL Feb. 13, 2009; Mar. 13, 2009

29 PREPARED BY: ^{KAT} KAREN A. AVILES, ASSISTANT CITY ATTORNEY; February 5, 2009

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

35 David R. Fine, City Attorney

36 BY: [Signature], Assistant City Attorney DATE: February 5, 2009

