

BY AUTHORITY

ORDINANCE NO.
SERIES OF 2009

182

COUNCIL BILL NO.
COMMITTEE OF REFERENCE:

101

A BILL

Blueprint Denver

For an ordinance changing the zoning classification for 1901 West 34th Avenue and 3410, 3430, and 3434 Tejon Street 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 B3 and R2 to PUD:

34th Avenue Frontage

Parcel A:

Lot 2, Block 15, H. Witter's North Denver Addition, except the West 125 feet of said lot, and except that part conveyed in Warranty Deed, recorded April 15, 1890 in Book 609 at Page 316, City and County of Denver, State of Colorado.

and

Parcel B:

The West 48 feet of Lot 1, Block 15, H. Witter's North Denver Addition, City and County of Denver, State of Colorado.

and

Tejon Street Frontage

Parcel A:

The North 50 feet of the West 125 feet of Lot 2 and the South 36.8 feet of the West 125 feet of Lot 3, Block 15, H. Witter's North Denver Addition, City and County of Denver, State of Colorado.

and

1 Parcel B:

2
3 The West 125 feet of Lot 2, except the North 50 feet of said Lot 2, and except the South 90 feet of
4 said Lot 2, Block 15, H. Witter's North Denver Addition, City and County of Denver, State of
5 Colorado.
6

7
8 and

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10 Parcel C:

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12 The South 90 feet of the West 125 feet of Lot 2, Block 15, H. Witter's North Denver Addition, City
13 and County of Denver, State of Colorado.
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16 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline
17 thereof, which are immediately adjacent to the aforesaid specifically described area.
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20 **Section 2.** The complete application with such supporting material as designated by the
21 Zoning Committee of the City Council filed in the Office of the City Clerk of the City and County of
22 Denver, on the 3rd day of February, 2009, in the City Clerk Filing No. 09-062 be and hereby is
23 adopted and approved as the District Plan for the development of the land area hereinabove
24 described.

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

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

32 **Section 5.** This Ordinance shall be recorded by the Department of Zoning Administration
33 among the records of the Clerk and Recorder of the City and County of Denver.

34 COMMITTEE APPROVAL DATE: January 28, 2009

35 MAYOR-COUNCIL DATE: February 3, 2009

36 PASSED BY THE COUNCIL

March 23

2009

37
38 APPROVED, *[Signature]*

- PRESIDENT

- MAYOR

MARCH 24

2009

39 ATTEST: *[Signature]*

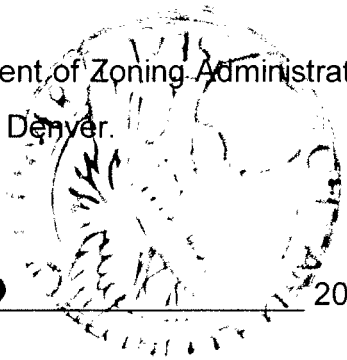
- CLERK AND RECORDER,

EX-OFFICIO CLERK OF THE

CITY AND COUNTY OF DENVER

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41
42 NOTICE PUBLISHED IN THE DAILY JOURNAL

Feb. 25, 2009; Mar. 26, 2009

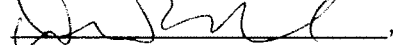


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1 PREPARED BY: KAREN A. AVILES, ASSISTANT CITY ATTORNEY; February 5, 2009

2 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
3 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
4 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
5 § 3.2.6 of the Charter.

6 David R. Fine, City Attorney

7 BY:  , Assistant City Attorney DATE: February 5, 2009