

D-4

BY AUTHORITY

ORDINANCE NO. 625
SERIES OF 2009

COUNCIL BILL NO. 559
COMMITTEE OF REFERENCE:
Blueprint Denver

A BILL

For an ordinance changing the zoning classification for 1700 to 1718 Vine Street, 2115 – 2119 East 17th Avenue, and 1724 Vine 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 PUD #300 to PUD:

- Lots 20-24 inclusive, Block 7, Wyman's Addition (1700-18 Vine, 2115-19 East 17th ave.)
- Lots 25 & 26, Block 7, Wyman's Addition,
- South 8.45 ft. of Lot 13, Block 9, Mc Cullough's Addition, 2nd Filing,
- South 8.45 ft. of Lot 13, Block 9, Parkside Sub. (1724 Vine Street)

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.

Section 2. The complete application with such supporting material as designated by the Zoning Committee of the City Council filed in the Office of the City Clerk of the City and County of Denver, on September 29, 2009, in the City Clerk Filing No. 09-937 be and hereby is adopted and approved as the District Plan for the development of the land area hereinabove described.

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

Section 4. None of the land area hereinabove described shall be used or occupied and no structure or structures shall be designed, erected, altered, used or occupied thereon except in



1 conformity with all provisions of said District Plan and Site Plan, and except upon performance of all
2 conditions therein set forth.

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

5 COMMITTEE APPROVAL DATE: September 23, 2009

6 MAYOR-COUNCIL DATE: September 29, 2009

7 PASSED BY THE COUNCIL November 2 2009

8 [Signature] - PRESIDENT

9 APPROVED: [Signature] - MAYOR Nov. 3 2009

10 ATTEST: [Signature] - CLERK AND RECORDER,
11 EX-OFFICIO CLERK OF THE
12 CITY AND COUNTY OF DENVER

13 NOTICE PUBLISHED IN THE DAILY JOURNAL Oct. 9, 2009; Nov. 6, 2009

14 PREPARED BY: KAREN A. AVILES, ASSISTANT CITY ATTORNEY, September 28, 2009

15 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
16 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
17 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
18 § 3.2.6 of the Charter.

19 David R. Fine, City Attorney

20 BY: [Signature], Assistant City Attorney DATE: 10-1, 2009

