



BY AUTHORITY

ORDINANCE NO. 123  
SERIES OF 2009

COUNCIL BILL NO. 50  
COMMITTEE OF REFERENCE:  
Blueprint Denver

A BILL

**For an ordinance changing the zoning classification for 274 South Monroe Street and 269-275 South Garfield 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 R-1 to PUD:

**Block 42, Lots 17 to 24 Burlington Capitol Hill Addition, City and County of Denver, State of Colorado.**

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 the 26<sup>th</sup> day of January, 2009, in the City Clerk Filing No. 09-046 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 conformity with all provisions of said District Plan and Site Plan, and except upon performance of all conditions therein set forth.

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

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4 COMMITTEE APPROVAL DATE: January 14, 2009

5 MAYOR-COUNCIL DATE: January 20, 2009

6 PASSED BY THE COUNCIL March 2 2009

7 James I. Cobb - PRESIDENT

8 APPROVED: [Signature] - MAYOR March 3, 2009

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

13 NOTICE PUBLISHED IN THE DAILY JOURNAL Feb. 6, 2009; Mar. 6, 2009

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15 PREPARED BY: <sup>KA</sup> KAREN A. AVILES, ASSISTANT CITY ATTORNEY; January 29, 2009

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17 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
18 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
19 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
20 § 3.2.6 of the Charter.  
21

22 David R. Fine, City Attorney

23 BY: [Signature], Assistant City Attorney      DATE: January 29, 2009

