

BY AUTHORITY

ORDINANCE NO. *278*  
SERIES OF 2009

COUNCIL BILL NO. *218*  
COMMITTEE OF REFERENCE:  
Blueprint Denver

A BILL

**For an ordinance changing the zoning classification of 2300-2358 Welton Street and 580 24<sup>th</sup> Street.**

**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 upon consideration of a change in the zoning classification of the land area hereinafter described, Council finds:

1. That the land area hereinafter described is presently classified as B-8;
2. That the owner proposes that the land area hereinafter described be changed to MS-3;

**Section 2.** That the zoning classification of the land area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from B-8 to MS-3:

Lots 1 -9, Block 181 Stiles Addition to the City of Denver, City and County of Denver, State of Colorado  
Lots 10-14, Block 181, partly in Stiles Addition to the City of Denver and partly in Clement's Addition to the City of Denver,  
City and County of Denver, State of Colorado  
Lot 15-16, Block 181, Clement's Addition to the City of Denver, 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 3.** That this ordinance shall be recorded by the Department of Zoning Administration among the records of the Clerk and Recorder of the City and County of Denver.

1 COMMITTEE APPROVAL DATE: April 8, 2009  
2 MAYOR-COUNCIL DATE: April 14, 2009  
3 PASSED BY THE COUNCIL May 18 2009

4 [Signature] - PRESIDENT

5 APPROVED: [Signature] - MAYOR May 19, 2009

6 ATTEST: [Signature] - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL Apr. 24, 2009; May 21, 2009

11 PREPARED BY: KAREN A. AVILES, ASSISTANT CITY ATTORNEY, April 14, 2009

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

19 BY: [Signature], Assistant City Attorney, 15 Apr, 2009

