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ORDINANCE NO. **312**  
SERIES OF 2009

BY AUTHORITY

COUNCIL BILL NO. **246**  
COMMITTEE OF REFERENCE:  
**Blueprint Denver**

**A BILL**

**For an ordinance changing the zoning classification of 151-175 South Harrison Street from R-1 to PUD.**

8       **WHEREAS**, the City Council has determined, based on evidence and testimony presented  
9 at the public hearing, that the map amendment set forth below conforms with applicable City  
10 laws, is in accordance with the Comprehensive Plan, is justified either by changed or changing  
11 conditions or to correct manifest error in the prior zoning and is necessary to promote the public  
12 health, safety and general welfare;

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

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

151 S. HARRISON STREET (PARCEL NO. 0512518060000) - PER IMPROVEMENT SURVEY  
PLAT RECORDED AT RECEPTION NO. L005352

PARCEL A:

LOTS 27 AND 28, BLOCK 29, BURLINGTON CAPITOL HILL ADDITION, EXCEPT THAT PART  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 27, THENCE NORTH ALONG THE  
EAST LINE OF SAID LOTS A DISTANCE OF 19.60 FEET, THENCE WEST AND PARALLEL  
WITH THE SOUTH LINE OF SAID LOT A DISTANCE OF 59.56 FEET, THENCE NORTH AND  
PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 24.70 FEET, THENCE  
WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT A DISTANCE OF 24.99 FEET,  
THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF  
18.30 FEET, THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT A  
DISTANCE OF 40.51 FEET TO A POINT ON THE WEST LINE OF SAID LOTS, THENCE  
SOUTH ALONG SAID WEST LINE A DISTANCE OF 26.00 FEET TO THE SOUTHWEST  
CORNER OF SAID LOT 27, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT A  
DISTANCE OF 125.06 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF  
DENVER, STATE OF COLORADO.

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155 S. HARRISON STREET (PARCEL NO. 0512518059000) - PER IMPROVEMENT SURVEY  
PLAT RECORDED AT RECEPTION NO. L005352

PARCEL B:

THAT PART OF LOTS 27 AND 28, BLOCK 29, BURLINGTON CAPITOL HILL ADDITION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 27, THENCE NORTH ALONG THE EAST LINE OF SAID LOTS A DISTANCE OF 19.60 FEET, THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT A DISTANCE OF 59.56 FEET, THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 24.70 FEET, THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT A DISTANCE OF 24.99 FEET, THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOTS A DISTANCE OF 18.30 FEET, THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT A DISTANCE OF 40.51 FEET TO A POINT ON THE WEST LINE OF SAID LOTS, THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 26.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 27, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT A DISTANCE OF 125.06 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

165 S. HARRISON STREET (PARCEL NO. 0512518009000) - PER TAX ASSESSOR

LOTS 25 AND 26, BLOCK 29, BURLINGTON CAPITOL HILL ADDITION,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

171 S. HARRISON STREET (PARCEL NO. 0512518008000) - PER TAX ASSESSOR

LOTS 23 AND 24, BLOCK 29, BURLINGTON CAPITOL HILL ADDITION,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

175 S. HARRISON STREET (PARCEL NO. 0512518007000) - PER TAX ASSESSOR  
LOTS 21 AND 22, BLOCK 29, 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 April 27, 2009, in the City Clerk Filing No. 09-353 be and hereby is adopted and approved as the District Plan for the development of the land area hereinabove described.

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

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

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

10 COMMITTEE APPROVAL DATE: April 22, 2009

11 MAYOR-COUNCIL DATE: April 28, 2009

12 PASSED BY THE COUNCIL June 8 2009

13 Jeanne Robb - PRESIDENT

14 APPROVED: Alan Felle - MAYOR June 9, 2009

15 ATTEST: Anthony Kelly - CLERK AND RECORDER,  
16 EX-OFFICIO CLERK OF THE  
17 CITY AND COUNTY OF DENVER

18 NOTICE PUBLISHED IN THE DAILY JOURNAL May 8, 2009; June 12, 2009

19 PREPARED BY: KAREN A. AVILES, ASSISTANT CITY ATTORNEY, April 27, 2009

20 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
21 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
22 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
23 § 3.2.6 of the Charter.

24 David R. Fine, City Attorney

25 BY: David R. Fine, Assistant City Attorney      DATE: 29 Apr, 2009

