1	BY AUTHORITY						
2	ORDINANCE NO COUNCIL BILL NO. CB12-0081						
3	SERIES OF 2012 COMMITTEE OF REFERENCE:						
4	Land Use, Transportation & Infrastructure						
5	<u>A BILL</u>						
6 7 8 9	For an ordinance changing the zoning classification of the block bounded by 1 st Avenue, 2 nd Avenue, Fillmore Street and Detroit Street to a Planned Unit Development District General (PUD-G).						
10	WHEREAS, the City Council has determined, based on evidence and testimony presented						
11	at the public hearing, that the map amendment set forth below complies with the criteria set forth						
12	in Sections 12.4.10.13 and 12.4.10.15 of the Denver Zoning Code and is justified either by						
13	changed or changing conditions or to correct manifest error in the prior zoning map and is						
14	reasonably necessary to promote the public health, safety or general welfare;						
15	NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF						
16	DENVER:						
17	Section 1. That the zoning classification for the land areas in the City and County of						
18	Denver described as follows or included within the following boundaries shall be and hereby is						
19	changed from PUD No. 607 to Planned Unit Development District General (PUD-G):						
20							
	All of plots A1/2, B1/2,1, 2, 3, 4, 5 and 6, Block 69, Harman's Subdivision, together with the						
	vacated alley in said block 69 and together with the north 20 feet of vacated First Avenue lying						
21	south of and adjacent to the south line of said block 69, City and County of Denver						
22 23 24	in addition thereto those portions of all abutting public rights-of-way, but only to the centerline						
25 26	thereof, which are immediately adjacent to the aforesaid specifically described area.						
27	Section 2. The complete application with such supporting material as designated by the						
28	Zoning Committee of the City Council filed in the Office of the City Clerk of the City and County of						
29	Denver, on the 28 th day of February, 2012, in the City Clerk Filing No. 12-0124 be and hereby is						
30	adopted and approved as the District Plan for the development of the land area hereinabove						

shall regulate the use and development of the land area hereinabove described.

described.

Section 3.

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Said District Plan together with a Site Plan, as provided in Denver Zoning Code,

1	Section 4. Non	ie oi trie iario area riereiriado	ve described shall be	used of occupied	a and no		
2	structure or structures shall be designed, erected, altered, used or occupied thereon except in						
3	conformity with all provisions of said District Plan and Site Plan, and except upon performance of a						
4	conditions therein set forth.						
5	Section 5. This Ordinance shall be recorded by the Department of Community Plannin						
6	and Development in the real property records of the Clerk and Recorder of the City and County of						
7	Denver.						
8	COMMITTEE APPROVAL DATE: February 7, 2012						
9	MAYOR-COUNCIL DATE: February 14, 2012						
10	PASSED BY THE COUNCIL:						
11			- PRESIDENT				
12	APPROVED:		MAYOR		_, 2012		
13	ATTEST: CLERK AND RECORDER,						
14 15	EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER						
	NOTICE DUDI IQUED IN	LTHE DAILY IOLIDAIAL.					
16		N THE DAILY JOURNAL:					
17	PREPARED BY: Karen A. Aviles, Assistant City Attorney DATE: Ma		DATE: March	1, 2012			
18 19	Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to						
20 21	§ 3.2.6 of the Charter.	ed ordinance is not submitted	r to the City Council it	л арргочаг ригэс	iani io		
22	Douglas J. Friednash, D	enver City Attorney					
23	BY:	, Assistant City Attorn	ey DATE:	,	2012		