BY AUTHORITY	

2 ORDINANCE NO. COUNCIL BILL NO. CB12-0678
3 SERIES OF 2012 COMMITTEE OF REFERENCE:

Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification of 290 S. Monaco 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 necessary to promote the public health, safety and general welfare of the City, is justified by one of the circumstances set forth in Section 12.4.10.14A of the Denver Zoning Code, is consistent with the neighborhood context and the stated purpose and intent of the proposed zone district; and meets the criteria set forth in12.4.10.15 of the Denver Zoning Code;

BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. That the zoning classification for 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 PUD #374 to Planned Unit Development District (PUD); 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:

T4 R67 S8 SE/4 DIF RCP #63612 RCD 12-16-85 EXC PT TO CITY PER ORD #547-1987

Section 2. The complete application with such supporting material as designated by the Land Use, Transportation and Infrastructure Committee of the City Council filed in the words and figures contained and set forth in the Application for Zone Map Amendment, available in the office and on the web page of City Council, and filed in the office of the City Clerk on the 25th day of September, 2012, under City Clerk's Filing No. 12-788, is hereby approved.

Section 3. Said District Plan together with a Site Plan, as provided in Section 12.4.3 of the Denver Zoning Code, shall regulate the use and development of the land area hereinabove described.

1	Section 4.	None of the land area herein	above described s	shall be used or occu	pied and	
2	no structure or structures shall be designed, erected, altered, used or occupied thereon except in					
3	conformity with all	provisions of said District Plan a	and a Site Plan, a	s provided in Section	12.4.3 of	
4	the Denver Zoning	Code, and except upon perform	ance of all conditi	ons therein set forth.		
5	Section 5.	This Ordinance shall be recor	ded by the Depar	rtment of Community	Planning	
6	and Development	among the records of the Clerk a	and Recorder of th	e City and County of [Denver.	
7	COMMITTEE APP	PROVAL DATE: September 18,	2012			
8	MAYOR-COUNCIL	L DATE: September 25, 2012				
9	PASSED BY THE	COUNCIL:			, 2012	
10			- PRESIDENT			
11	APPROVED:		MAYOR		_, 2012	
12 13 14	ATTEST:		EX-OFFICIO	RECORDER, CLERK OF THE COUNTY OF DENVER	₹	
15	NOTICE PUBLISH	HED IN THE DAILY JOURNAL:	,	2012;	, 2012	
16	PREPARED BY: I	Brent A. Eisen, Assistant City A	ttorney	DATE: September	27, 2012	
17 18 19 20	the City Attorney.	n 13-12, D.R.M.C., this propose We find no irregularity as to for oposed ordinance is not submit	m, and have no le	egal objection to the p	proposed	
21	Douglas J. Friedna	ash, Denver City Attorney				
22	BY:	, Assistant City Atto	orney DATE:	:	<u>,</u> 2012	