

1 BY AUTHORITY

2 ORDINANCE NO.
3 SERIES OF 2012

COUNCIL BILL NO. CB12-0678

COMMITTEE OF REFERENCE:

4 Land Use, Transportation & Infrastructure

5
6 **A BILL**

7 **For an ordinance changing the zoning classification of 290 S. Monaco Street to**
8 **a Planned Unit Development District (PUD).**

9
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 conforms with applicable City
12 laws, is in accordance with the Comprehensive Plan, is necessary to promote the public health,
13 safety and general welfare of the City, is justified by one of the circumstances set forth in Section
14 12.4.10.14A of the Denver Zoning Code, is consistent with the neighborhood context and the
15 stated purpose and intent of the proposed zone district; and meets the criteria set forth
16 in 12.4.10.15 of the Denver Zoning Code;

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

18 **Section 1.** That the zoning classification for the land area in the City and County of
19 Denver described as follows or included within the following boundaries shall be and hereby is
20 changed from PUD #374 to Planned Unit Development District (PUD); in addition thereto those
21 portions of all abutting public rights-of-way, but only to the centerline thereof, which are
22 immediately adjacent to the aforesaid specifically described area:

23
24 T4 R67 S8 SE/4 DIF RCP #63612
RCD 12-16-85 EXC PT TO CITY
PER ORD #547-1987

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

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

