

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2020

COUNCIL BILL NO. CB20-0929  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification of 1290 Williams Street in Cheesman Park.**

**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 consistent with the City’s adopted plans, furthers the public health, safety and general welfare of the City, will result in regulations and restrictions that are uniform with the PUD-G #23 district, is justified by one of the circumstances set forth in Section 12.4.10.8 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 in 12.4.10.9 of the Denver Zoning Code;

**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:

- a. That the land area hereinafter described is presently classified as G-MU-20, UO-3.
- b. It is proposed that the land area hereinafter described be changed to PUD-G #23.

**Section 2.** That the zoning classification for the land area in the City and County of Denver described as follows shall be and hereby is changed from G-MU-20, UO-3 to Planned Unit Development District PUD-G #23:

LOTS 43 THROUGH 46 INCLUSIVE, TOGETHER WITH THE NORTH 3.8 FEET OF LOT 42, BLOCK 51, WYMAN’S ADDITION TO THE CITY OF DENVER, TOGETHER WITH THE EAST ONE HALF (E ½) OF VACATED WILLIAMS STREET ADJACENT TO SAID LOTS, AS VACATED BY ORDINANCE NO. 283, SERIES 1967.

LOCATED IN THE NE ¼ OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 17,127 SQUARE FEET OR 0.39 ACRES, MORE OR LESS.

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.

1       **Section 3.** The complete PUD-G #23 District Plan filed in the words and figures contained  
2 and set forth in the Application for Zone Map Amendment (District Plan), as amended, available in  
3 the office and on the web page of City Council, and filed in the office of the City Clerk on the 16th  
4 day of September, 2020, under City Clerk's Filing No. 20200083, is hereby approved.

5       **Section 4.** Said District Plan together with a Site Development Plan, as provided in Section  
6 12.4.3 of the Denver Zoning Code, shall regulate the use and development of the land area hereinabove  
7 described.

8       **Section 5.** None of the land area hereinabove described shall be used or occupied and no  
9 structure or structures shall be designed, erected, altered, used or occupied thereon except in  
10 conformity with all provisions of said District Plan and a Site Development Plan, as provided in Section  
11 12.4.3 of the Denver Zoning Code, and except upon performance of all conditions therein set forth.

12       **Section 6.** This Ordinance shall be recorded by the Manager of Community Planning and  
13 Development in the real property records of the Clerk and Recorder of the City and County of Denver.

14 COMMITTEE APPROVAL DATE: September 15, 2020

15 MAYOR-COUNCIL DATE: September 22, 2020

16 PASSED BY THE COUNCIL: \_\_\_\_\_  
17 \_\_\_\_\_ - PRESIDENT

18 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

19 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
20 EX-OFFICIO CLERK OF THE  
21 CITY AND COUNTY OF DENVER

22 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_; \_\_\_\_\_

23 PREPARED BY: Nathan J. Lucero, Assistant City Attorney                   DATE: September 24, 2020

24 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
25 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
26 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
27 § 3.2.6 of the Charter.

28 Kristin M. Bronson, Denver City Attorney

29 BY: \_\_\_\_\_, Assistant City Attorney                   DATE: \_\_\_\_\_