1	<u>BY AUTHORITY</u>			
2	ORDINANCE NO COUNCIL BILL NO. CB12-0677			
3	SERIES OF 2012 COMMITTEE OF REFERENCE:			
4	Land Use, Transportation & Infrastructure			
5	A BILL			
6 7 8	For an ordinance changing the zoning classification for properties located at 61-81 S. Garfield Street.			
9	WHEREAS, the City Council has determined, based on evidence and testimony presented			
10	at the public hearing, that the map amendment set forth below conforms with applicable City laws,			
11	is in accordance with the Comprehensive Plan, is necessary to promote the public health, safety			
12	and general welfare of the City, is justified by one of the circumstances set forth in Section			
13	12.4.10.14 of the Denver Zoning Code, and is consistent with the neighborhood context and the			
14	stated purpose and intent of the proposed zone district;			
15	NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF			
16	DENVER:			
17	Section 1. That upon consideration of a change in the zoning classification of the land area			
18	hereinafter described, Council finds:			
19	 That the land area hereinafter described is presently classified as PUD #618. 			
20	2. That the Owner proposes that the land area hereinafter described be changed to G-RH-3.			
21	Section 2. That the zoning classification of the land area in the City and County of			
22	Denver described as follows or included within the following boundaries shall be and hereby is			
23	changed from PUD #618 to G-RH-3.			
24				
25 26 27 28 29	Lots 21, 22, 23, 24, 25, and 26, Block 24, Burlington Capitol Hill Addition, Except the West .50 Feet of said lots City and County of Denver, State of Colorado			
30	[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]			
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I	Section 3. I nat this ordinance shall be re	corded by the Manage	r of Community Planning	
2	and Development in the real property records of the Denver County Clerk and Recorder.			
3	COMMITTEE APPROVAL DATE: September 18, 2012			
4	MAYOR-COUNCIL DATE: September 25, 2012			
5	PASSED BY THE COUNCIL:		, 2012	
6		PRESIDENT		
7	APPROVED:	MAYOR	, 2012	
8 9 10	ATTEST:	- CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER		
11	NOTICE PUBLISHED IN THE DAILY JOURNAL:	, 2012;	, 2012	
12	PREPARED BY: Brent A. Eisen, Assistant City Att	EPARED BY: Brent A. Eisen, Assistant City Attorney DATE: September		
13 14 15 16	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 § 3.2.6 of the Charter.			
17	Douglas J. Friednash, Denver City Attorney			
18	BY:, Assistant City Attor	ney DATE:	, 2012	