

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2012

COUNCIL BILL NO. CB12-0677  
COMMITTEE OF REFERENCE:  
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for properties located at 61-**  
7 **81 S. Garfield Street.**  
8

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 1. 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.  
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25 **Lots 21, 22, 23, 24, 25, and 26, Block 24, Burlington Capitol**  
26 **Hill Addition, Except the West .50 Feet of said lots**  
27 **City and County of Denver, State of Colorado**  
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