1	BY AUTHORITY		
2	ORDINANCE NO.	COUNCIL BILL NO. CB20-0929	
3	SERIES OF 2020	COMMITTEE OF REFERENCE:	
4		Land Use, Transportation & Infrastructure	
5	<u>A BILL</u>		
6 7	For an ordinance changing the zoning classification of 1290 Williams Street in Cheesman Park.		
8	WHEREAS	, the City Council has determined, based on evidence and testimony presented at	
9	the public hearing, that the map amendment set forth below conforms with applicable City laws, is		
10	consistent with the City's adopted plans, furthers the public health, safety and general welfare of the		
11	City, will result in regulations and restrictions that are uniform with the PUD-G #23 district, is justified		
12	by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, is consistent		
13	with the neighborhood context and the stated purpose and intent of the proposed zone district, and		
14	meets the criteria set forth in 12.4.10.9 of the Denver Zoning Code;		
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	a.	That the land area hereinafter described is presently classified as G-MU-20, UO-	
20	3.		
21	b.	It is proposed that the land area hereinafter described be changed to PUD-G #23.	
22	Section 2.	That the zoning classification for the land area in the City and County of Denver	
23	described as follows shall be and hereby is changed from G-MU-20, UO-3 to Planned Unit		
24	Development District PUD-G #23:		
25 26 27 28 29	LOT 42, BL WITH THE	HROUGH 46 INCLUSIVE, TOGETHER WITH THE NORTH 3.8 FEET OF OCK 51, WYMAN'S ADDITION TO THE CITY OF DENVER, TOGETHER EAST ONE HALF (E ½) OF VACATED WILLIAMS STREET ADJACENT TO , AS VACATED BY ORDINANCE NO. 283, SERIES 1967.	
30 31 32 33	OF THE 6T	IN THE NE ¼ OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 68 WEST H PRINCIPAL MERIDIAN. CITY AND COUNTY OF DENVER, COLORADO.	
34 35	CONTAININ	NG 17,127 SQUARE FEET OR 0.39 ACRES, MORE OR LESS.	
36	in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline		
37	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 20 21	ATTEST: CLERK AND RECORDER, EX-OFFICIO CLERK OF THE 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 25 26 27	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.		
28	Kristin M. Bronson, Denver City Attorney		
29	BY: Kunton DATE: Sep 23, 2020		