

**BOARD OF ADJUSTMENT FOR ZONING APPEALS  
CITY AND COUNTY OF DENVER  
201 West Colfax Avenue, Department 201  
Denver, Colorado 80202**

**PREMISES AFFECTED:** 1160 MADISON STREET.  
(Lengthy Legal.)

**APPELLANT(S):** LAGO PROPERTY MANAGEMENT, LLC., 16372 East Ida Avenue, Centennial, CO 80015, by Heather Alcott and Louie Lago, 1600 Madison Street, Denver, CO, 80206.

**APPEARANCES:**

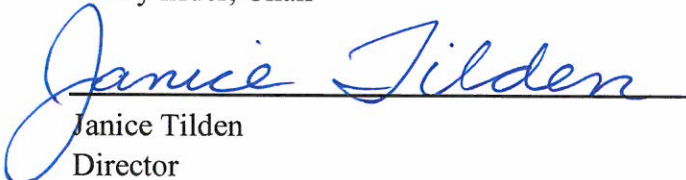
**Appellant:** Heather Alcott, 1160 Madison Street, Denver, CO, 80206.  
Michael Koch and Cassandra Hastman, 728 Lafayette Street, Denver, CO, 80218.  
Power of Attorney filed .  
Petition of Support (34 Signatures) .  
Letter of Approval (1152 Madison Street) .

**For the City:** Nathan J. Lucero, Assistant City Attorney.  
Ron Jones, Zoning Representative.  
Staff Recommendation (Ron Jones, Development Services, dated June 2, 2015).

**SUBJECT:** Request for Zoning Permit with Special Exception Review to operate/maintain an Outdoor Eating and Serving area accessory to an Eating/Drinking establishment within 50 feet of a protected U-TU-C district, in a U-MS-2 zone.

**ACTION OF THE BOARD:** The request for A ZONING PERMIT WITH SPECIAL EXCEPTION REVIEW (ZPSE) IS GRANTED under Section 12.4.9.3 D.Z.C., to allow the Applicants to operate an Outdoor Eating and Serving Area (patio) in the U-MS-2 district, according to site plan (Exhibit 6) and the testimony at the hearing. The Board finds that the Applicants have met all the conditions and review criteria set out in the Code. In accordance with Section 11.4.6.2, the Board sets the following conditions: 1. The ZPSE is specific to this business; 2. There is to be no outdoor music and no outdoor lighting except candles; and 3. The patio is to be open 9:00 a.m. to 6:00 p.m. Sunday through Wednesday, and 9:00 a.m. to 9:00 p.m. Thursday through Saturday.

BOARD OF ADJUSTMENT FOR ZONING APPEALS  
Penny Elder, Chair

  
Janice Tilden  
Director

**THIS ACTION BY THE BOARD OF ADJUSTMENT IS NOT A ZONING OR BUILDING PERMIT. YOU SHOULD CONTACT/RECONTACT THE ZONING AND BUILDING DEPARTMENTS BEFORE BEGINNING CONSTRUCTION, TO DETERMINE IF ADDITIONAL LAWS OR REGULATIONS APPLY TO YOUR PROJECT AND TO OBTAIN THE NECESSARY PERMITS.**