

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2024

COUNCIL BILL NO. CB24-0878
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 3801 East Florida Avenue**
7 **in Cory - Merrill.**

8
9 **WHEREAS**, the City Council has determined, based on evidence and testimony presented at
10 the public hearing, that the map amendment set forth below conforms with applicable City laws, is
11 consistent with the City’s adopted plans, furthers the public health, safety and general welfare of the
12 City, will result in regulations and restrictions that are uniform within the S-MX-5 district, is justified
13 by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is
14 consistent with the neighborhood context and the stated purpose and intent of the proposed zone
15 district;

16 **NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**
17 **DENVER:**

18 **Section 1.** That upon consideration of a change in the zoning classification of the land area
19 hereinafter described, Council finds:

- 20 a. The land area hereinafter described is presently classified as B-A-3 and O-1.
- 21 b. It is proposed that the land area hereinafter described be changed to S-MX-5.

22 **Section 2.** That the zoning classification of the land area in the City and County of Denver
23 described as follows shall be and hereby is changed from B-A-3 and O-1 to S-MX-5:

24 THAT PART OF THE EAST ½ SOUTHEAST ¼ NORTHEAST ¼ OF SECTION 24, TOWNSHIP 4
25 SOUTH, RANGE 68 WEST OF THE 6TH P.M., IN THE CITY AND COUNTY OF DENVER,
26 COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

27
28 BEGINNING AT A POINT ON THE NORTH LINE OF EAST FLORIDA AVENUE, WHICH IS 315.00
29 WEST OF THE INTERSECTION OF THE NORTH LINE OF EAST FLORIDA AVENUE WITH THE
30 WEST LINE OF SOUTH COLORADO BOULEVARD; THENCE NORTH AND PARALLEL TO THE
31 WEST LINE OF SOUTH COLORADO BOULEVARD, A DISTANCE OF 325.00 FEET TO A POINT,
32 WHICH POINT IS THE NORTHWEST CORNER OF THE TRACT DESCRIBED IN BOOK 9653, AT
33 PAGE 213 OF THE RECORDS OF THE RECORDER OF THE CITY AND COUNTY OF DENVER,
34 STATE OF COLORADO; THENCE WEST AND PARALLEL TO THE NORTH LINE OF EAST
35 FLORIDA AVENUE, A DISTANCE OF 172.00 FEET TO A POINT, WHICH POINT IS THE
36 SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN BOOK 9662, AT PAGE 693 OF SAID
37 RECORDS; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SOUTH COLORADO
38 BOULEVARD AND ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 9662, AT
39 PAGE 693 A DISTANCE OF 323.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT
40 DESCRIBED IN BOOK 9662, AT PAGE 693 OF SAID RECORDS; THENCE WEST AND

1 PARALLEL TO THE NORTH LINE OF EAST FLORIDA AVENUE, TO A POINT ON THE EAST LINE
2 OF SOUTH JACKSON STREET; THENCE SOUTH ALONG THE EAST LINE OF SOUTH
3 JACKSON STREET, A DISTANCE OF 648.00 FEET MORE OR LESS TO THE INTERSECTION
4 OF EAST LINE OF SOUTH JACKSON STREET WITH THE NORTH LINE OF EAST FLORIDA
5 AVENUE; THENCE EAST ALONG THE NORTH LINE OF EAST FLORIDA AVENUE, A DISTANCE
6 OF 281.42 FEET MORE OR LESS, TO THE POINT OF BEGINNING,
7

8 CITY AND COUNTY OF DENVER
9 STATE OF COLORADO

10 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline
11 thereof, which are immediately adjacent to the aforesaid specifically described area.

12 **Section 3.** That this ordinance shall be recorded by the Manager of Community Planning and
13 Development in the real property records of the Denver County Clerk and Recorder.

14 COMMITTEE APPROVAL DATE: July 30, 2024

15 MAYOR-COUNCIL DATE: August 6, 2024

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: August 15, 2024

24 Pursuant to Section 13-9, 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
29 Kerry Tipper, Denver City Attorney

30 BY: *Jonathan Griffin*, Assistant City Attorney DATE: Aug 14, 2024
31 _____