

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2017

COUNCIL BILL NO. CB17-0750
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 1208 North Quitman Street**
7 **in West Colfax.**

8 **WHEREAS**, the City Council has determined, based on evidence and testimony presented
9 at the public hearing, that the map amendment set forth below conforms with applicable City laws,
10 is consistent with the City's adopted plans, furthers the public health, safety and general welfare of
11 the City, will result in regulations and restrictions that are uniform within the G-RX-5 district, is
12 justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and
13 is consistent with the neighborhood context and the stated purpose and intent of the proposed zone
14 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 a. The land area hereinafter described is presently classified as G-MU-3.
20 b. It is proposed that the land area hereinafter described be changed to G-RX-5.

21 **Section 2.** That the zoning classification of the land area in the City and County of Denver
22 described as follows shall be and hereby is changed from G-MU-3 to G-RX-5:

23 **Legal Description for 1208 N. Quitman**

24 LOTS 21, 22, 23 AND THE NORTH 5.00 FEET OF LOT 24, BLOCK 5,
25 TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY ABUTTING
26 AND EAST OF THE SOUTH 9.00 FEET OF LOT 21, ALL OF LOTS 22 AND 23,
27 AND THE NORTH 5.00 FEET OF LOT 24, AS VACATED BY ORDINANCE NO.
28 478, SERIES OF 2015, RECORDED AUGUST 5, 2015 UNDER RECEPTION
29 NO. 2015109039, WEST VILLA PARK, LOCATED IN THE SOUTH HALF OF
30 THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE
31 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
32 DENVER, STATE OF COLORADO.

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

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

3 COMMITTEE APPROVAL DATE: July 11, 2017

4 MAYOR-COUNCIL DATE: July 18, 2017

5 PASSED BY THE COUNCIL: _____
6 _____ - PRESIDENT

7 APPROVED: _____ - MAYOR _____

8 ATTEST: _____ - CLERK AND RECORDER,
9 EX-OFFICIO CLERK OF THE
10 CITY AND COUNTY OF DENVER

11 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____;

12 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: July 20, 2017

13 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
14 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
15 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
16 § 3.2.6 of the Charter.

17 Kristin M. Bronson, Denver City Attorney

18 BY: _____, Assistant City Attorney DATE: _____