

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2024

COUNCIL BILL NO. CB24-0155
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 4862 West 13th Avenue in West Colfax.

WHEREAS, the City Council has determined, based on evidence and testimony presented at the public hearing, that the map amendment set forth below conforms with applicable City laws, is consistent with the City’s adopted plans, furthers the public health, safety and general welfare of the City, will result in regulations and restrictions that are uniform within the G-MU-3 district, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is consistent with the neighborhood context and the stated purpose and intent of the proposed zone district;

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

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

- a. The land area hereinafter described is presently classified as U-RH-3A.
- b. It is proposed that the land area hereinafter described be changed to G-MU-3.

Section 2. That the zoning classification of the land area in the City and County of Denver described as follows shall be and hereby is changed from U-RH-3A to G-MU-3:

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE EAST LINE OF XAVIER STREET EXTENDED SOUTH FROM MIDDLEFIELD SUBDIVISION, 184 FEET SOUTH OF THE SOUTHWEST CORNER OF MIDDLEFIELD SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF XAVIER STREET EXTENDED, 124 FEET TO THE SOUTH LINE OF WEST 13TH AVENUE AS DEEDED TO THE CITY OF DENVER; THENCE EAST ALONG THE SOUTH LINE OF WEST 13TH AVENUE 125 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF XAVIER STREET 124 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF WEST 13TH AVENUE 125 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

LOT AREA: 15485.46 ± SQ.FT. (0.355 ± AC.)

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

