

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2024

COUNCIL BILL NO. CB24-0419  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 3150 West Jewell Avenue in Harvey Park.**

**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 S-CC-3X 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 PUD 475.
- b. It is proposed that the land area hereinafter described be changed to S-CC-3X.

**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 PUD 475 to S-CC-3X:

THAT PART OF THE NORTHEAST ¼ NORTHWEST ¼ OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30 FEET SOUTH AND 495.54 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHEAST ¼ NORTHWEST ¼; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAUD NORTHEAST ¼ NORTHWEST ¼ 37.2 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 9, BURNS BRENTWOOD SUBDIVISION, FILING NO. 2; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST ¼ NORTHWEST ¼ 163.8 FEET; THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST ¼ NORTHWEST ¼ 91.2 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST ¼ NORTHWEST ¼ 161.3 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST ¼ NORTHWEST ¼ 39.0 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST ¼ NORTHWEST ¼ 12.5 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST ¼ NORTHWEST ¼ 15 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST ¼ NORTHWEST ¼ 15 FEET TO THE POINT OF BEGINNING; CITY AND COUNTY OF DENVER, STATE OF COLORADO.

1 THE PROPERTY CONTAINS 14,616.06 FEET, MORE OR LESS  
2 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline  
3 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

6 COMMITTEE APPROVAL DATE: April 2, 2024

7 MAYOR-COUNCIL DATE: April 9, 2024

8 PASSED BY THE COUNCIL: \_\_\_\_\_

9 \_\_\_\_\_ - PRESIDENT

10 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

11 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
12 EX-OFFICIO CLERK OF THE  
13 CITY AND COUNTY OF DENVER

14 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_

15 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: April 11, 2024

16 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
17 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
18 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
19 § 3.2.6 of the Charter.

20  
21 Kerry Tipper, Denver City Attorney

22  
23 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_