

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2017

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

**A BILL**

**For an ordinance changing the zoning classification for 1208 North Quitman Street  
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-RX-5 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 G-MU-3.
- b. It is proposed that the land area hereinafter described be changed to G-RX-5.

**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 G-MU-3 to G-RX-5:

**Legal Description for 1208 N. Quitman**

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

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.

