

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2021

COUNCIL BILL NO. CB21-1188
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 4301 West 35th Avenue in**
7 **West Highland.**

8
9 **WHEREAS**, the City Council has determined, based on evidence and testimony presented
10 at the public hearing, that the map amendment set forth below conforms with applicable City laws,
11 is consistent with the City’s adopted plans, furthers the public health, safety and general welfare of
12 the City, will result in regulations and restrictions that are uniform within the U-SU-B1 district, is
13 justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and
14 is 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 U-SU-B.
21 b. It is proposed that the land area hereinafter described be changed to U-SU-B1.

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 U-SU-B to U-SU-B1:

24
25 The East 50 Feet of Lots 25 to 28, Block 1, New Home Subdivision,
26 City and County of Denver, State of Colorado.

27
28 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline
29 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

1 COMMITTEE APPROVAL DATE: October 12, 2021, by Consent
2 MAYOR-COUNCIL DATE: October 19, 2021
3 PASSED BY THE COUNCIL: _____ November 29, 2021
4 _____ *David Filmore* - PRESIDENT
5 APPROVED: _____ - MAYOR *J. Peña* Nov 30, 2021
6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____
10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: October 28, 2021
11 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of
12 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
14 § 3.2.6 of the Charter.
15
16 Kristin M. Bronson, Denver City Attorney
17
18 BY: *Jonathan Griffin*, Assistant City Attorney DATE: Oct 27, 2021