

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2023

COUNCIL BILL NO. CB23-0005  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 2107, 2111, 2115 & 2119  
West 29th Avenue in Highland.**

**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 U-MS-3, DO-8 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-MS-3 and G-MU-3, UO-3.
- b. It is proposed that the land area hereinafter described be changed to U-MS-3, DO-8.

**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-MS-3 to U-MS-3, DO-8:

**2107 & 2111 W. 29<sup>th</sup> Ave.**  
THE EAST 1/2 OF THE LOTS 16 TO 19, BLOCK 11, UNION ADDITION  
SITUATED IN THE SW 1/4 OF SECTION 28, T.3.S., R.68.W. OF THE SIXTH P.M.  
CITY & 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.

**Section 3.** 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, UO-3 to U-MS-3, DO-8:

**2115 W. 29<sup>th</sup> Ave.**  
PARCEL A:  
THE EAST 1/2 OF THE WEST 70 FEET OF LOTS 16 TO 19, INCLUSIVE, BLOCK 11,  
UNION ADDITION  
TOGETHER WITH:

1 PARCEL B:  
2 AN EASEMENT IN, TO, UPON AND OVER THE NORTH TEN (10) FEET OF THAT  
3 PARCEL OF REAL PROPERTY DESCRIBED  
4 AS THE WEST 35 FEET OF LOTS 16 THROUGH 19, BLOCK 11, UNION ADDITION,  
5 CITY AND COUNTY OF DENVER, STATE OF  
6 COLORADO, RECORDED MAY 15, 2001 AT RECEPTION NO, 2001076125  
7 SITUATED IN THE SW 1/4 OF SECTION 28, T.3.S., R.68.W. OF THE SIXTH P.M.  
8 CITY & COUNTY OF DENVER, STATE OF COLORADO

9 **2119 W. 29<sup>th</sup> Ave.**

10 THE WEST 35 FEET LOTS 16 TO 19, BLOCK 11, UNION ADDITION,  
11 SITUATED IN THE SW 1/4 OF SECTION 28, T.3.S., R.68.W. OF THE SIXTH P.M.  
12 CITY & COUNTY OF DENVER, STATE OF COLORADO

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

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

17 COMMITTEE APPROVAL DATE: January 3, 2023

18 MAYOR-COUNCIL DATE: January 10, 2023

19 PASSED BY THE COUNCIL: February 13, 2023

20  \_\_\_\_\_ - PRESIDENT

21 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

22 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
23 EX-OFFICIO CLERK OF THE  
24 CITY AND COUNTY OF DENVER

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

26 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: January 12, 2023

27 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
28 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
29 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
30 § 3.2.6 of the Charter.

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32 Kerry Tipper, Denver City Attorney

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34 BY: Anshul Bagga, Assistant City Attorney DATE: Jan 12, 2023