

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2023

COUNCIL BILL NO. CB23-0399
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 1465 to 1497 North Knox Court 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-MS-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-RH-3.
- b. It is proposed that the land area hereinafter described be changed to G-MS-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-RH-3 to G-MS-5:

LOTS 38 TO 47, INCLUSIVE, AND THE SOUTH 5 FEET OF LOT 48, BLOCK 3, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION, SITUATED IN THE NORTHWEST ¼ OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE RANGE POINT IN THE INTERSECTION OF WEST COLFAX AVENUE AND NORTH KNOX COURT BEING A FOUND STONE FROM WHENCE THE RANGE POINT IN THE INTERSECTION OF WEST 14TH AVENUE AND NORTH KNOX COURT BEING A FOUND NO. 8 REBAR BEARS SOUTH 00°19’38” EAST, A DISTANCE OF 680.20 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;
THENCE SOUTH 18°07’08” WEST, A DISTANCE OF 63.21 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 3;
THENCE SOUTH 00°19’38” EAST ALONG THE EAST LINE OF SAID BLOCK 3, A DISTANCE OF 20.00 FEET TO A POINT 5.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 48 AND THE POINT OF BEGINNING;

1 THENCE CONTINUING SOUTH 00°19'38" EAST ALONG THE EAST LINE OF SAID
2 BLOCK 3, A DISTANCE OF 255.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT
3 38;
4 THENCE SOUTH 89°47'10" WEST ALONG THE SOUTH LINE OF SAID LOT 38, A
5 DISTANCE OF 124.69 FEET TO THE SOUTHWEST CORNER OF SAID LOT 38;
6 THENCE NORTH 00°20'59" WEST ALONG THE WEST LINES OF SAID LOTS 38
7 THROUGH 48, A DISTANCE OF 255.08 FEET TO A POINT 5.00 FEET NORTH OF THE
8 SOUTH LINE OF SAID LOT 48;
9 THENCE NORTH 89°47'10" EAST PARALLEL AND 5.00 FEET NORTH OF THE SOUTH
10 LINE OF SAID LOT 48, A DISTANCE OF 124.79 FEET TO THE TRUE POINT OF
11 BEGINNING.
12 CONTAINING 31,818 SQUARE FEET OR 0.730 ACRES OF LAND, MORE OR LESS.

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 3.** 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: April 25, 2023

18 MAYOR-COUNCIL DATE: May 2, 2023

19 PASSED BY THE COUNCIL: _____

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: May 18, 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.

31
32 Kerry Tipper, Denver City Attorney

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34 BY: *Anshul Bagga*, Assistant City Attorney DATE: May 17, 2023