

**BY AUTHORITY**

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

COUNCIL BILL NO. CB23-0122  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 3401 West 29th Avenue and 2945 North Julian Street in West 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-MX-2x 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-SU-B.
- b. It is proposed that the land area hereinafter described be changed to U-MX-2x.

**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-SU-B to U-MX-2x:

**3401 W 29TH AVE**  
LOTS 44 TO 48 INCLUSIVE BLOCK 7 KOUNTZE HEIGHTS, CITY OF AND COUNTY OF DENVER, STATE OF COLORADO.

**2945 N JULIAN ST**  
A PORTION OF LOTS 1-3, BLOCK 7, KOUNTZE HEIGHTS,  
BEGINNING AT THE NORTHEAST CORNER OF LOT 1,  
THEN SOUTH 126 FEET,  
THEN WEST 73.8 FEET,  
THEN NORTH 37.5 FEET,  
THEN EAST 15 FEET,  
THEN NORTH 88.5 FEET,  
THEN EAST 58.8 FEET TO POINT OF BEGINNING,  
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.

