

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2024

COUNCIL BILL NO. CB24-1313  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 2950 Tennyson Street and 4421 West 29th Avenue 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 CMP-EI2 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 R-5 and B-2.
- b. It is proposed that the land area hereinafter described be changed to CMP-EI2.

**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 R-5 and B-2 to CMP-EI2:

LOTS 43,44,45,46,47 AND 48 BLOCK 12, SLOANS LAKE HEIGHTS, CIY AND COUNTY OF DENVER, STATE OF COLORADO.

TOGETHER WITH A PARCEL OF LAND IN THE NW1/4 SE1/4 SECTION 30, T3S, R68W, 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WEST 30TH AVENUE AND THE WEST LINE OF STUART STREET WHICH IS 60.00 FOOT WESTERLY OF THE NORTHWEST CORNER OF BLOCK 4 CARTER’S ADDITION TO THE CITY OF DENVER; THENCE SOUTHERLY ALONG THE WEST LINE OF STUART STREET 593.80 FEET TO THE NORTH LINE OF THE WEST 29TH AVENUE; THENCE WESTERLY ALONG THE NORTH LINE OF SAID WEST 29TH AVENUE 271.06 FEET TO THE EAST LINE OF TENNYSON STREET; THENCE NORTHERLY ALONG THE EAST LINE OF TENNYSON STREET 595.10 FEET TO THE SOUTH LINE OF 30TH AVENUE; THENCE EASTERLY ALONG THE SOUTH LINE OF WEST 30TH AVENUE 270.98 FEET TO THE POINT OF BEGINNING, CONTAINING 161,105 SQUARE FEET OF 3.7 ACRES, MORE OR LESS.

1 THE ABOVE-DESCRIBED PARCELS OF LAND CONTAIN A TOTAL AREA OF 180,018 S.F. OR  
2 4.13 ACRES, MORE OR LESS

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

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

7 COMMITTEE APPROVAL DATE: October 8, 2024

8 MAYOR-COUNCIL DATE: October 15, 2024

9 PASSED BY THE COUNCIL: \_\_\_\_\_

10 \_\_\_\_\_ - PRESIDENT

11 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

12 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
13 EX-OFFICIO CLERK OF THE  
14 CITY AND COUNTY OF DENVER

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

16 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: October 17, 2024

17 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
18 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
19 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
20 § 3.2.6 of the Charter.

21  
22 Kerry Tipper, Denver City Attorney

23  
24 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_