

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.

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

3 COMMITTEE APPROVAL DATE: February 14, 2023

4 MAYOR-COUNCIL DATE: February 21, 2023

5 PASSED BY THE COUNCIL: _____ April 3, 2023

6  _____ - PRESIDENT

7 APPROVED: _____ *Laura C. Albrite* - MAYOR Apr 4, 2023

8 ATTEST: _____ - CLERK AND RECORDER,
9 EX-OFFICIO CLERK OF THE
10 CITY AND COUNTY OF DENVER

11 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____

12 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: March 2, 2023

13 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of
14 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed
15 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
16 § 3.2.6 of the Charter.

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18 Kerry Tipper, Denver City Attorney

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20 BY: _____ *Anshul Bagga* _____, Assistant City Attorney DATE: Mar 1, 2023