

**BY AUTHORITY**

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

COUNCIL BILL NO. CB24-0184  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance amending Ordinance No. 20221456 that changed the zoning classification for 6302 East 63rd Avenue and 6308 North Argonne Street in DIA to include a corrected legal description.**

**WHEREAS**, the Denver Zoning Code requires certain written and posted notices to be completed regarding map amendments; and

**WHEREAS**, all required notices of this map amendment for Planning Board and City Council included the correct physical addresses and the posted notices depicted the correct area to be rezoned; and

**WHEREAS**, at a public hearing held on January 9, 2023, the City Council adopted Ordinance No. 20221456 and 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, results in regulations and restrictions that are uniform within the S-MX-5, AIO 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 S-MX-5, AIO zone district; and

**WHEREAS**, the legal description for 6302 East 63<sup>rd</sup> Avenue was inadvertently omitted from Ordinance No. 20221456;

**NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

**Section 1.** That Section 2 of Ordinance 20221456 is amended by adding the language underlined as follows:

That the zoning classification of the land area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed to S-MX-5, AIO:

6308 North Argonne Street:  
A PARCEL OF LAND BEING LOT 1, BLOCK 2 OF DENVER GATEWAY CENTER FILING NO. 7 AS RECORDED AT RECEPTION NUMBER 2021033496 OF THE DENVER COUNTY RECORDS, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

1 6302 East 63<sup>rd</sup> Avenue:  
2 A PARCEL OF LAND BEING LOT 1, BLOCK 3 OF DENVER GATEWAY CENTER FILING  
3 NO. 7 AS RECORDED AT RECEPTION NUMBER 2021033496 OF THE DENVER  
4 COUNTY RECORDS, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 10,  
5 TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY  
6 AND COUNTY OF DENVER, STATE OF COLORADO.

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

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

11 COMMITTEE APPROVAL DATE: February 20, 2024 by Consent

12 MAYOR-COUNCIL DATE: February 27, 2024

13 PASSED BY THE COUNCIL: \_\_\_\_\_

14 \_\_\_\_\_ - PRESIDENT

15 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

16 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
17 EX-OFFICIO CLERK OF THE  
18 CITY AND COUNTY OF DENVER

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

20 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: February 29, 2024

21 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
22 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
23 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
24 § 3.2.6 of the Charter.

25  
26 Kerry Tipper, Denver City Attorney

27  
28 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_