

**BY AUTHORITY**

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

COUNCIL BILL NO. CB24-0155  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 4862 West 13th Avenue 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-MU-3 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-RH-3A.
- b. It is proposed that the land area hereinafter described be changed to G-MU-3.

**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-RH-3A to G-MU-3:

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE EAST LINE OF XAVIER STREET EXTENDED SOUTH FROM MIDDLEFIELD SUBDIVISION, 184 FEET SOUTH OF THE SOUTHWEST CORNER OF MIDDLEFIELD SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF XAVIER STREET EXTENDED, 124 FEET TO THE SOUTH LINE OF WEST 13TH AVENUE AS DEEDED TO THE CITY OF DENVER; THENCE EAST ALONG THE SOUTH LINE OF WEST 13TH AVENUE 125 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF XAVIER STREET 124 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF WEST 13TH AVENUE 125 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

LOT AREA: 15485.46 ± SQ.FT. (0.355 ± AC.)


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 20, 2024

4 MAYOR-COUNCIL DATE: February 27, 2024

5 PASSED BY THE COUNCIL: April 1, 2024

6  \_\_\_\_\_ - PRESIDENT

7 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

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: February 29, 2024

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.

17  
 18 Kerry Tipper, Denver City Attorney

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 20 BY:  \_\_\_\_\_, Assistant City Attorney DATE: Feb 28, 2024