1	BY AUTHORITY			
2	ORDINANCE NO COUNCIL BILL NO. CB23-0122			
3	SERIES OF 2023 COMMITTEE OF REFERENCE:			
4	Land Use, Transportation & Infrastructure			
5	<u>A BILL</u>			
6 7 8	For an ordinance changing the zoning classification for 3401 West 29th Avenue and 2945 North Julian Street in West Highland.			
9	WHEREAS, the City Council has determined, based on evidence and testimony presented at			
10	the public hearing, that the map amendment set forth below conforms with applicable City laws, is			
11	consistent with the City's adopted plans, furthers the public health, safety and general welfare of the			
12	City, will result in regulations and restrictions that are uniform within the U-MX-2x district, is justified			
13	by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is			
14	consistent with the neighborhood context and the stated purpose and intent of the proposed zone			
15	district;			
16	NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF			
17	DENVER:			
18	Section 1. That upon consideration of a change in the zoning classification of the land area			
19	hereinafter described, Council finds:			
20	a. The land area hereinafter described is presently classified as U-SU-B.			
21	b. It is proposed that the land area hereinafter described be changed to U-MX-2x.			
22	Section 2. That the zoning classification of the land area in the City and County of Denver			
23	described as follows shall be and hereby is changed from U-SU-B to U-MX-2x:			
24 25 26 27	<b>3401 W 29TH AVE</b> LOTS 44 TO 48 INCLUSIVE BLOCK 7 KOUNTZE HEIGHTS, CITY OF AND COUNTY OF DENVER, STATE OF COLORADO.			
28 29 30 31 32 33 34 35 36 37	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 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.			
38	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	Aug-	PRESIDENT		
7	APPROVED:	MAYOR		
8 9 10	ATTEST:	EX-OFFICIO	RECORDER, CLERK OF THE OUNTY OF DENVER	
11	NOTICE PUBLISHED IN THE DAILY JOURNAL: _		;	
12	PREPARED BY: Nathan J. Lucero, Assistant City A	ttorney	DATE: March 2, 2023	
13 14 15 16 17	Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the City Attorney. We find no irregularity as to form and have no legal objection to the proposed ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to § 3.2.6 of the Charter.			
18	Kerry Tipper, Denver City Attorney			
19 20	RV: Anshul Bagga Assistant City Attorn	nev DATE:	Mar 1, 2023	