1	BY AUTHORITY			
2	ORDINANCE NO	COUNCIL BILL NO. CB24-0155		
3	SERIES OF 2024	COMMITTEE OF REFERENCE:		
4	L	and Use, Transportation & Infrastructure		
5	<u>A BILL</u>			
6 7 8	For an ordinance changing the zoning classification for 4862 West 13th Avenue in West Colfax.			
9		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 G-MU-3 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	<ul> <li>a. The land area hereinafter described is present</li> </ul>	ly classified as U-RH-3A.		
21	b. It is proposed that the land area hereinafter de	scribed be changed to G-MU-3.		
22	Section 2. That the zoning classification of the land	d area in the City and County of Denver		
23	described as follows shall be and hereby is changed from l	J-RH-3A to G-MU-3:		
24 25 26 27 28 29 30 31 32 33	4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL M COMMENCING ON THE EAST LINE OF XAVIER S MIDDLEFIELD SUBDIVISION, 184 FEET SOUTH OF MIDDLEFIELD SUBDIVISION; THENCE NORTH ALONG EXTENDED, 124 FEET TO THE SOUTH LINE OF WEST CITY OF DENVER; THENCE EAST ALONG THE SOUTH FEET; THENCE SOUTH AND PARALLEL WITH THE EAST THENCE WEST AND PARALLEL WITH THE SOUTH LINTO THE POINT OF BEGINNING, CITY AND COUNTY OF	MERIDIAN, DESCRIBED AS FOLLOWS: STREET EXTENDED SOUTH FROM F THE SOUTHWEST CORNER OF THE EAST LINE OF XAVIER STREET 13TH AVENUE AS DEEDED TO THE H LINE OF WEST 13TH AVENUE 125 T LINE OF XAVIER STREET 124 FEET; HE OF WEST 13TH AVENUE 125 FEET		
35 36		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:		
6		PRESIDENT	
7	APPROVED:	- MAYOR	
8 9 10	ATTEST:	CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER	
11	NOTICE PUBLISHED IN THE DAILY JOURNAL:		;
12	PREPARED BY: Nathan J. Lucero, Assistant City A	EPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: February 29, 2024	
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 19	Kerry Tipper, Denver City Attorney		
20	BY:, Assistant City Attorn	ney DATE	i: