1	BY AUTHORITY		
2	ORDINANCE NO COUNCIL BILL NO. CB24-0155		
3	SERIES OF 2024 COMMITTEE OF REFERENCE:		
4	Land Use, Transportation & Infrastructure		
5	<u>A BILL</u>		
6 7	For an ordinance changing the zoning classification for 4862 West 13th Avenue in West Colfax.		
8 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 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	a. The land area hereinafter described is presently classified as U-RH-3A.		
21	b. It is proposed that the land area hereinafter described be changed to G-MU-3.		
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-RH-3A to G-MU-3:		
24 25 26 27 28 29 30 31 32 33 34	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.		
35	LOT AREA: $15485.46 \pm SQ.FT. (0.355 \pm AC.)$		
36	in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline		
37	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:	• 77	
12	PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: February 29, 202		
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	BY:, Assistant City Attorn	ey DATE: <u>Feb 28, 2024</u>	