BY AUTHORITY

ORDINANCE NO. _____ COUNCIL BILL NO. CB24-0328

SERIES OF 2024 COMMITTEE OF REFERENCE:

Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 1409-1471 North Julian Street and 3315-3317 West 14th 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-5 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 G-RH-3.

b. It is proposed that the land area hereinafter described be changed to G-MU-5.

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 G-RH-3 to G-MU-5:

1409-71 N Julian St.

LOTS 27 TO 42 AND THE SOUTH 6.25 FEET OF LOT 43, BLOCK 2, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known by street and number as: 1409 thru 1471 N Julian St., Denver, CO 80204.

3315-17 W 14th Ave

LOTS 21 TO 24, EXCEPT THE EAST 66 FEET OF SAID LOTS, BLOCK 2, TOGETHER WITH THE EAST 20 FEET OF VACATED JAVA COURT ADJOINING SAID LOTS, GRAY'S SUBDIVISION OF LOTS NO. 1 & 1 6 OF MAPLE GROVE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known by street and number as: 3315-17 W 14th Ave, 80204

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.

Section 3. That this ordinance shall be recorded by the Manager of Community Planning and Development in the real property records of the Denver County Clerk and Recorder.

COMMITTEE APPROVAL DATE: March 19, 2024

MAYOR-COUNCIL DATE: March 26, 2024 by Consent

PASSED BY THE COUNCIL: _____

_____ - PRESIDENT

APPROVED: _____ - MAYOR _____

ATTEST: _____ - CLERK AND RECORDER,
EX-OFFICIO CLERK OF THE
CITY AND COUNTY OF DENVER

NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____

PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: March 28, 2024

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.

Kerry Tipper, Denver City Attorney

BY: _____, Assistant City Attorney DATE: _____