BY AUTHORITY

ORDINANCE NO. _____ COUNCIL BILL NO. CB24-1314

SERIES OF 2024 COMMITTEE OF REFERENCE:

Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 1401 North Fairfax Street in Hale.

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 U-RH-3A 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-TU-C.

b. It is proposed that the land area hereinafter described be changed to U-RH-3A.

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-TU-C to U-RH-3A:

A PARCEL OF LAND LOCATED IN THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., BEING LOTS 25 TO 28, INCLUSIVE, AND A PORTION OF LOT 29, WILLIAM EARL REID'S RESUBDIVISION OF BLOCK 7, BELLEVUE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 30; THENCE S00°16'47"E ALONG THE EAST LINE OF SAID LOT 30 AND SAID LINE EXTENDED, 47.64 FEET TO THE POINT OF BEGINNING; THENCE S00°16'47"E CONTINUING ALONG ABOVE DESCRIBED COURSE, 98.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 25; THENCE DEPARTING FROM SAID EAST LINE S89°35'50"W ALONG THE SOUTH LINE OF SAID LOT 25, 125.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25; THENCE N00°16'45"W ALONG THE WEST LINE OF SAID LOT 25 AND SAID LINE EXTENED, 98.12 FEET TO A POINT ON THE WEST LINE OF SAID LOT 29; THENCE DEPARTING FROM SAID WEST LINE N89°35'28"E, 125.02 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 12,268 SQUARE FEET OR 0.2816 ACRES MORE OR LESS.

BASIS OF BEARINGS: AN ASSUMED BEARING OF S89°35'50"E BEING A 23.6 FOOT RANGE LINE LOCATED IN 14TH AVENUE BETWEEN TWO FOUND MONUMENTS 650.10 FEET APART. BOTH MONUMENTS BEING A CHISELED CROSS ON A STONE IN A SURVEY RANGE BOX; ONE AT THE INTERSECTION OF 14TH AVENUE AND FAIRFAX STREET AND THE OTHER AT THE INTERSECTION OF 14TH AVENUE AND EUDORA STREET

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: October 15, 2024

MAYOR-COUNCIL DATE: October 22, 2024

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: November 7, 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: _____