

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2021

COUNCIL BILL NO. CB21-0526  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 4012, 4040, 4046, and 4058 North Fox Street in Globeville.**

**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 C-MS-8 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 I-A, UO-2.
- b. It is proposed that the land area hereinafter described be changed to C-MS-8.

**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 I-A, UO-2 to C-MS-8:

Lots 12, 13, 14 and 15, Block 26,  
Viaduct Addition to Denver,  
City and County of Denver, State of Colorado

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.

Lots 6, 7, 8, 9, 10 and 11, Block 26,  
Viaduct Addition to Denver,  
City and County of Denver, State of Colorado

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.

Lots 3, 4 and 5, Block 26,

1 Viaduct Addition to Denver,  
2 City and County of Denver, State of Colorado

3  
4 in addition, thereto those portions of all abutting public rights-of-way, but only to the  
5 centerline thereof, which are immediately adjacent to the aforesaid specifically described  
6 area.

7 Lots 1 and 2, Block 26,  
8 Viaduct Addition to Denver,  
9 City and County of Denver, State of Colorado

10  
11 in addition, thereto those portions of all abutting public rights-of-way, but only to the  
12 centerline thereof, which are immediately adjacent to the aforesaid specifically described  
13 area.

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

16 COMMITTEE APPROVAL DATE: May 11, 2021

17 MAYOR-COUNCIL DATE: May 18, 2021

18 PASSED BY THE COUNCIL: \_\_\_\_\_ July 26, 2021

19 *Stacie Filmore* - PRESIDENT

20 APPROVED: \_\_\_\_\_ - MAYOR *M. B.* Jul 27, 2021

21 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
22 EX-OFFICIO CLERK OF THE  
23 CITY AND COUNTY OF DENVER

24 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_; \_\_\_\_\_

25 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: June 24, 2021

26 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
27 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
28 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
29 § 3.2.6 of the Charter.

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31 Kristin M. Bronson, Denver City Attorney

32 BY: *Jonathan Griffin*, Assistant City Attorney DATE: Jun 23, 2021