

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2026

COUNCIL BILL NO. CB26-0389  
COMMITTEE OF REFERENCE:  
4 Community Planning and Housing

5 **A BILL**

6 **For an ordinance changing the zoning classification for 1057 South Gaylord Street**  
7 **in Washington Park, with a reasonable condition.**

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, is in the public interest, and is consistent with the  
12 neighborhood context and the stated purpose and intent of the proposed zone district;

13 **NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**  
14 **DENVER:**

15 **Section 1.** That upon consideration of a change in the zoning classification of the land area  
16 hereinafter described, Council finds:

- 17 a. The land area hereinafter described is presently classified as U-MS-2.
- 18 b. It is proposed that the land area hereinafter described be changed to U-MS-2 with a  
19 waiver.
- 20 c. The owner approves and agrees to the following described waiver to the requested  
21 change in zoning classification related to the development, operation, and maintenance of the land  
22 area:

23 Waive the “NP” (Not Permitted Use) use for Lodging Accommodation, All Others  
24 Specific Use Type, and instead shall be “P-ZP” (Permitted Use with Zoning Permit  
25 Review). The intent of the waiver is to allow Lodging Accommodation, All Other uses,  
26 subject to a Zoning Permit.  
27

28  
29 **Section 2.** That the zoning classification of the land area in the City and County of Denver  
30 described as follows or included within the following boundaries shall be and hereby is changed to  
31 U-MS-2 with a waiver, with such waiver approved by the owner and applicable to the parcels described  
32 below:

33 LOTS 33 AND 34, EXCEPT THE EAST 14.9 FEET OF SAID LOTS, BLOCK 11, MYRTLE  
34 HILL, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH,  
35 RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF  
36 DENVER, STATE OF COLORADO.  
37

38 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline thereof,

1 which are immediately adjacent to the aforesaid specifically described area.

2 **Section 3.** The foregoing change in zoning classification is based upon a waiver approved  
3 by the owner, which waiver is set forth in Section 1(c) hereof; and no permit shall be issued except in  
4 strict compliance with the aforesaid waiver. Said waiver shall be binding upon all successors and  
5 assigns of the owner, who along with the owner shall be deemed to have waived all objections as to  
6 the constitutionality of the aforesaid waiver.

7 **Section 4.** That this ordinance shall be recorded by the Manager of Community Planning and  
8 Development in the real property records of the Denver County Clerk and Recorder.

9 COMMITTEE APPROVAL DATE: March 31, 2026

10 MAYOR-COUNCIL DATE: April 7, 2026

11 PASSED BY THE COUNCIL: \_\_\_\_\_

12 \_\_\_\_\_ - PRESIDENT

13 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

14 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
15 EX-OFFICIO CLERK OF THE  
16 CITY AND COUNTY OF DENVER

17 NOTICE PUBLISHED IN THE DENVER POST: \_\_\_\_\_ ; \_\_\_\_\_

18 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: April 9, 2026

19 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
20 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
21 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
22 § 3.2.6 of the Charter.

23  
24 Miko Ando Brown, Denver City Attorney

25  
26 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_