

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2022

COUNCIL BILL NO. CB22-0886
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 2356 South Gilpin Street**
7 **and 2581 South High Street in University.**

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 E-SU-D1 and E-SU-D1x
13 district, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning
14 Code, and is consistent with the neighborhood context and the stated purpose and intent of the
15 proposed zone 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 E-SU-D and E-SU-Dx.
- 21 b. It is proposed that the land area hereinafter described be changed to E-SU-D1 and E-
22 SU-D1x.

23 **Section 2.** That the zoning classification of the land area in the City and County of Denver
24 described as follows shall be and hereby is changed from E-SU-D to E-SU-D1:

25 **2356 S Gilpin St**
26 LOT 14 & 15, BLOCK 38, EVANSTON SECOND FILING, CITY AND COUNTY OF
27 DENVER, STATE OF COLORADO

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

30 **Section 3.** That the zoning classification of the land area in the City and County of Denver
31 described as follows shall be and hereby is changed from E-SU-Dx to E-SU-D1x:

32 **2581 S High St**
33 LOT 27 & 28, BLOCK 63, EVANSTON THIRD FILING, CITY AND COUNTY OF DENVER,
34 STATE OF COLORADO

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

