

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2022

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

A BILL

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

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 E-SU-D1 and E-SU-D1x 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 E-SU-D and E-SU-Dx.
- b. It is proposed that the land area hereinafter described be changed to E-SU-D1 and E-SU-D1x.

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 E-SU-D to E-SU-D1:

2356 S Gilpin St
LOT 14 & 15, BLOCK 38, EVANSTON SECOND FILING, 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.

Section 3. 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 E-SU-Dx to E-SU-D1x:

2581 S High St
LOT 27 & 28, BLOCK 63, EVANSTON THIRD FILING, 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.

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

3 COMMITTEE APPROVAL DATE: August 2, 2022

4 MAYOR-COUNCIL DATE: August 9, 2022 by Consent

5 PASSED BY THE COUNCIL: September 19, 2022

6 [Signature] - PRESIDENT

7 APPROVED: [Signature] Adam Photo (Sep 24, 2022 15:59 MDT) - MAYOR Sep 20, 2022

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

11 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____

12 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: August 18, 2022

13 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of
14 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed
15 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
16 § 3.2.6 of the Charter.

17
18 Kristin M. Bronson, Denver City Attorney

19
20 BY: Anshul Bagga, Assistant City Attorney DATE: Aug 17, 2022