

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2017

COUNCIL BILL NO. CB17-0564  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 2232 and 2246 Irving Street in Sloan Lake.**

**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-MX-2x 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-SU-C.
- b. It is proposed that the land area hereinafter described be changed to U-MX-2x.

**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-SU-C to U-MX-2x:

Legal Description for 2246 and 2232 Irving St.

The south 30 feet of lots 24 to 26. Inclusive and the west 20 feet of lot 23, block 16, resubdivision of blocks 2, 10 and 16 in Witter and Cofield’s Subdivision in the town of Highlands City and County of Denver, State of Colorado

And

The north 110 feet of lots 24 to 26 inclusive and the north 110 feet and east 10 feet of south 30 feet of lot 23, block 16, resubdivision of blocks 2,10, and 16 in Witter and Cofield’s subdivision in the town of Highlands, City and County of Denver, State of Colorado

Also known by street and number 2232 and 2246 Irving Street, Denver Colorado 80211

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.

