

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2025

COUNCIL BILL NO. CB25-1070
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 2501 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, is in the public interest, 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-Dx.
- b. It is proposed that the land area hereinafter described be changed to E-TU-C.

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-Dx to E-TU-C:

ALL THAT REAL PROPERTY LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 45, 46, 47, AND 48, BLOCK 63, EVANSTON 3RD 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 this ordinance shall be recorded by the Manager of Community Planning and Development in the real property records of the Denver County Clerk and Recorder.

1 COMMITTEE APPROVAL DATE: July 29, 2025

2 MAYOR-COUNCIL DATE: August 5, 2025

3 PASSED BY THE COUNCIL: 09/08/2025

4 *Amursh P. Sandbrook* - PRESIDENT

5 APPROVED: _____ - MAYOR _____

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

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____

10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: August 7, 2025

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

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16 Katie J. McLoughlin, Interim City Attorney

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18 BY: *Jonathan Griffin*, Assistant City Attorney DATE: 8/07/2025