

1 **BY AUTHORITY**

2 ORDINANCE NO. _____

COUNCIL BILL NO. CB25-2138

3 SERIES OF 2026

COMMITTEE OF REFERENCE:

Community Planning and Housing

5 **A BILL**

6 **For an ordinance changing the zoning classification for 1965 Verbena Street in**
7 **East Colfax.**

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 E-SU-DX.
18 b. It is proposed that the land area hereinafter described be changed to E-SU -B.

19 **Section 2.** That the zoning classification of the land area in the City and County of Denver
20 described as follows shall be and hereby is changed from E-SU-DX to E-SU -B:

21
22 Lots 40, 41 and 42, Block 6, Schermerhorn and Worrell's Subdivision of Montclair, City
23 and County of Denver, State of Colorado.

24
25 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline
26 thereof, which are immediately adjacent to the aforesaid specifically described area.

27 **Section 3.** That this ordinance shall be recorded by the Manager of Community Planning and
28 Development in the real property records of the Denver County Clerk and Recorder.

1 COMMITTEE APPROVAL DATE: January 6, 2026

2 MAYOR-COUNCIL DATE: January 13, 2026

3 PASSED BY THE COUNCIL: _____

4 _____ - 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 DENVER POST: _____ ; _____

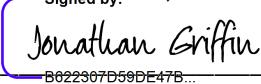
10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: January 15, 2026

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 Miko Ando Brown, Denver City Attorney

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18 BY:  Jonathan Griffin, Assistant City Attorney DATE: 1/15/2026 | 9:30 AM MST

Signed by:
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