

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2020

COUNCIL BILL NO. CB20-1028
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for multiple properties in Chaffee Park.

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, and will result in regulations and restrictions that are uniform within the E-SU-D1, E-SU-D1x, and E-SU-B1 districts;

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, E-SU-Dx, and E-SU-B.

b. It is proposed that the land area hereinafter described be changed to E-SU-D1, E-SU-D1x, and E-SU-B1.

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-SU-D1x:

RESUBDIVISION OF BLOCK 32 EAST BERKELEY
Block 32, Lots 25 to 48

RESUBDIVISION OF BLOCK 31 EAST BERKELEY
All of Block 31

RESUBDIVISION OF BLOCK 18 EAST BERKELEY
All of Block 18

FRIEND’S RESUBDIVISION OF BLOCK 17 EAST BERKELEY
Block 17, Lots 13 to 24

EAST BERKEKLY SUBDIVISION
All of Blocks 2 to15, and Block 16, Lots 25 to 48

REGIS HEIGHTS SUBDIVISION

1 All of Blocks 1 to 9

2
3 **ROSE ADDITION TO THE CITY AND COUNTY OF DENVER**

4 All of Block 1

5
6 **O'DRISCOLL AND HAMROCK ADDITION**

7 All of Blocks 1 and 2

8
9 **BROOKS SUBDIVISION**

10 All of Blocks 3 and 4

11
12 **NORTH DENVER HEIGHTS**

13 All of Blocks 1 to 8

14 Block 9, Lots 6 to 48

15 All of Blocks 10 and 11

16 Block 12, Lots 1 to 24 and Lots 29 to 48

17
18 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline
19 thereof, which are immediately adjacent to the aforesaid specifically described area.

20 **Section 3.** That the zoning classification of the land area in the City and County of Denver
21 described as follows shall be and hereby is changed from E-SU-B to E-SU-B1:

22 **CHAFFEE PARK HEIGHTS**

23 All of Blocks 1 to 4, and Blocks 6 to 16

24 Excluding area designated Public Park

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

28 **Section 4.** That the zoning classification of the land area in the City and County of Denver
29 described as follows shall be and hereby is changed from E-SU-D to E-SU-D1:

30 **CHAFFEE PARK HEIGHTS 2ND FILING**

31 All of Blocks 1 to 6, and Block 7, Lots 1 to 5

32
33 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline
34 thereof, which are immediately adjacent to the aforesaid specifically described area.

35 **Section 5.** That this ordinance shall be recorded by the Manager of Community Planning and
36 Development in the real property records of the Denver County Clerk and Recorder.

