

**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 2<sup>ND</sup> 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.

1 COMMITTEE APPROVAL DATE: September 29, 2020

2 MAYOR-COUNCIL DATE: October 6, 2020

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 DAILY JOURNAL: \_\_\_\_\_; \_\_\_\_\_

10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: October 8, 2020

11 Pursuant to Section 13-12, 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.

15 Kristin M. Bronson, Denver City Attorney

16 BY: *Kristin J. Crawford*, Assistant City Attorney DATE: Oct 7, 2020