

**BY AUTHORITY**

2      ORDINANCE NO. \_\_\_\_\_  
3      SERIES OF 2024

COUNCIL BILL NO. CB24-0937  
COMMITTEE OF REFERENCE:  
Transportation & Infrastructure

**A BILL**

## For an ordinance changing the zoning classification for 959 & 971 South Wolff Street in Westwood.

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, furthers the public health, safety and general welfare of the  
12 City, will result in regulations and restrictions that are uniform within the E-TU-C district, is justified  
13 by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is  
14 consistent with the neighborhood context and the stated purpose and intent of the proposed zone  
15 district:

16 NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF  
17 DENVER:

18           **Section 1.** That upon consideration of a change in the zoning classification of the land area  
19   hereinafter described, Council finds:

- a. The land area hereinafter described is presently classified as E-SU-G.
- b. It is proposed that the land area hereinafter described be changed to E-TU-C.

22           **Section 2.** That the zoning classification of the land area in the City and County of Denver  
23 described as follows shall be and hereby is changed from E-SU-G to E-TU-C:

24 LOTS 22, 23, AND 24. BLOCK 6. KENTUCKY GARDENS. CITY AND COUNTY OF DENVER,  
25 STATE OF COLORADO

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

1 COMMITTEE APPROVAL DATE: July 30, 2024  
2 MAYOR-COUNCIL DATE: August 6, 2024  
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: August 8, 2024  
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.  
15  
16 Kerry Tipper, Denver City Attorney  
17  
18 BY: Jonathan Griffin, Assistant City Attorney DATE: Aug 8, 2024