

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2019

COUNCIL BILL NO. CB18-1543  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 3700-3746 Gaylord Street and 3701-3749 York Street in Cole.**

**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, will result in regulations and restrictions that are uniform within the U-RX-3 and U-RX-5 district, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, 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 U-RH-2.5.
- b. It is proposed that the land area hereinafter described be changed to U-RX-3 and U-RX-5.

**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 U-RH-2.5 to U-RX-3:

ZONE LOT U-RX-3 BOUNDARY

A PARCEL OF LAND BEING A PORTION OF BLOCK 2 OF CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, ALSO LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 65.00 FEET LOTS 1 THROUGH 15, INCLUSIVE, BLOCK 2, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING ± 23,915 TOTAL SQUARE FEET OR ± 0.549 TOTAL ACRES OF LAND, MORE OR LESS.

in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline

1 thereof, which are immediately adjacent to the aforesaid specifically described area.

2 **Section 3.** That the zoning classification of the land area in the City and County of Denver  
3 described as follows shall be and hereby is changed from U-RH-2.5 to U-RX-5:

4 ZONE LOT U-RX-5 BOUNDARY

5  
6 A PARCEL OF LAND BEING A PORTION OF BLOCK 2 OF CHEESMAN AND MOFFAT'S ADDITION TO THE  
7 CITY OF DENVER, ALSO LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26,  
8 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF  
9 DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

10  
11 ALL OF LOTS 1 THROUGH 15 INCLUSIVE EXCEPT THE WEST 65.00 FEET OF SAID BLOCK 2,  
12 CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER.

13  
14 TOGETHER WITH THAT CERTAIN VACATED ALLEY AS RECORDED AT RECEPTION NUMBER  
15 2001203743 AND ADJACENT TO SAID LOTS, WHEN MEASURED AT RIGHT ANGLES.

16  
17 ALSO, TOGETHER WITH ALL OF LOTS 16 THROUGH 30, INCLUSIVE, BLOCK 2, CHEESMAN AND  
18 MOFFAT'S ADDITION TO THE CITY OF DENVER,  
19 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

20  
21 CONTAINING ± 74,027 TOTAL SQUARE FEET OR ± 1.699 TOTAL ACRES OF LAND, MORE OR LESS.  
22

23 **Section 4.** That this ordinance shall be recorded by the Manager of Community Planning and  
24 Development in the real property records of the Denver County Clerk and Recorder.

25 COMMITTEE APPROVAL DATE: January 29, 2019

26 MAYOR-COUNCIL DATE: February 5, 2019

27 PASSED BY THE COUNCIL: \_\_\_\_\_

28 \_\_\_\_\_ - PRESIDENT

29 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

30 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
31 EX-OFFICIO CLERK OF THE  
32 CITY AND COUNTY OF DENVER

33 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_;

34 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: February 28, 2019

35 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
36 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
37 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
38 § 3.2.6 of the Charter.

39 Kristin M. Bronson, Denver City Attorney

40 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_