

BY AUTHORITY

2 ORDINANCE NO. _____
3 SERIES OF 2025

COUNCIL BILL NO. CB25-0948

COMMITTEE OF REFERENCE:

Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 801 15th Street in Central Business District.

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 neighbourhood 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:

- a. The land area hereinafter described is presently classified as D-C, UO-1.
- b. It is proposed that the land area hereinafter described be changed to D-TD, UO-1.

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 D-C, UO-1 to D-TD, UO-1:

21
22
23 Block 130, East Denver,

25 EXCEPT that portion conveyed to the City and County of Denver, a Colorado municipal
26 corporation of the State of Colorado and home rule city in Special Warranty Deed
27 recorded May 3, 2018 at Reception No. 2018052114,

28
29 City and County of Denver, State of Colorado

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

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

1 COMMITTEE APPROVAL DATE: July 8, 2025

2 MAYOR-COUNCIL DATE: July 15, 2025

3 PASSED BY THE COUNCIL: 08/18/2025

Anuradha P. Sandrolal

- PRESIDENT

Michael C. Johnston

Michael C. Johnston (Aug 21, 2025 13:24:11 MDT)

- MAYOR 08/21/2025

4 APPROVED: *Michael C. Johnston*
5 - CLERK AND RECORDER,
6 ATTEST: EX-OFFICIO CLERK OF THE
7 CITY AND COUNTY OF DENVER
8

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____

10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: July 17, 2025

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 Katie J. McLoughlin, Interim City Attorney

17 BY: *Anshul Bagga*, Assistant City Attorney DATE: 07/17/2025
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