

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2022

COUNCIL BILL NO. CB22-1293  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 863 South High Street in**  
7 **Washington Park.**

8  
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 U-SU-B1 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:

- 20 a. The land area hereinafter described is presently classified as U-SU-C.
- 21 b. It is proposed that the land area hereinafter described be changed to U-SU-B1.


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 U-SU-C to U-SU-B1:

24 A PARCEL OF LAND SITUATED IN THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 4  
25 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M. DESCRIBED AS FOLLOWS:

26  
27 LOT 32 AND THE SOUTH ½ OF LOT 33, BLOCK 14, BOHM’S SUB-DIVISION, 2<sup>ND</sup> FILING  
28 (RECORDED 3/25/1889 AT BOOK 7 PAGE 24A), CITY AND COUNTY OF DENVER, STATE  
29 OF COLORADO, CONTAINING 4,687.5 SQUARE FEET, MORE OR LESS

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

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

1 COMMITTEE APPROVAL DATE: October 18, 2022 by consent  
2 MAYOR-COUNCIL DATE: October 25, 2022  
3 PASSED BY THE COUNCIL: \_\_\_\_\_ December 5, 2022  
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: November 3, 2022  
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: Anshul Bagga, Assistant City Attorney DATE: Nov 3, 2022