

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2023

COUNCIL BILL NO. CB23-1127  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for Multiple properties in the University neighborhood.**

**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-SU-C1 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-SU-C.
- b. It is proposed that the land area hereinafter described be changed to U-SU-C1.

**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-SU-C to U-SU-C1:

- 1825 S Marion St  
Lots 43 and 44, Block 60, Stebbins Heights, City and County Denver, State of Colorado
- 1900 S Humboldt St  
Lot 1 and North Half of Lot 2, Block 4, Evanston, City and County of Denver, State of Colorado
- 1931 S Humboldt St  
Lot 41 and North Half of 40, Block 3, Evanston, City and County of Denver, State of Colorado
- 1967 S Humboldt St  
Lots 31 and 32, Block 3, Evanston, City and County of Denver, State of Colorado
- 1906 S Williams St  
Lot 3 and South Half of Lot 2, Block 7, Evanston, City and County of Denver, State of Colorado
- 2125 S Williams St  
Lots 39 and 40, Block 22, Evanston, City and County of Denver, State of Colorado


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

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

5 COMMITTEE APPROVAL DATE: August 29, 2023 by Consent

6 MAYOR-COUNCIL DATE: September 5, 2023 by Consent

7 PASSED BY THE COUNCIL: October 16, 2023

8  - PRESIDENT

9 APPROVED:   
Michael C. Johnston (Oct 20, 2023 08:13 MDT) - MAYOR Oct 20, 2023

10 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
11 EX-OFFICIO CLERK OF THE  
12 CITY AND COUNTY OF DENVER

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

14 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: September 14, 2023

15 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
16 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
17 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
18 § 3.2.6 of the Charter.

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20 Kerry Tipper, Denver City Attorney

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22 BY: Anakul Bagga, Assistant City Attorney DATE: Sep 13, 2023