

**BY AUTHORITY**

1  
2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2021

COUNCIL BILL NO. CB21-0015  
COMMITTEE OF REFERENCE:

4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 1570, 1580, 1586, 1596**  
7 **West Bayaud Avenue in Valverde.**

8 **WHEREAS**, the City Council has determined, based on evidence and testimony presented at  
9 the public hearing, that the map amendment set forth below conforms with applicable City laws, is  
10 consistent with the City’s adopted plans, furthers the public health, safety and general welfare of the  
11 City, will result in regulations and restrictions that are uniform within the E-TU-B district, is justified  
12 by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is  
13 consistent with the neighborhood context and the stated purpose and intent of the proposed zone  
14 district;

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

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

- 19 a. The land area hereinafter described is presently classified as PUD 275.
- 20 b. It is proposed that the land area hereinafter described be changed to E-TU-B.

21 **Section 2.** That the zoning classification of the land area in the City and County of Denver  
22 described as follows shall be and hereby is changed from PUD 275 to E-TU-B:

23 1570 W. BAYAUD AVENUE, DENVER, CO 80223

24  
25 LEGAL DESCRIPTION: LOT 18 AND THE EAST 23.2 FEET OF LOT 19 BLOCK 1,  
26 VALVERDE, CITY AND COUNTY OF DENVER, STATE OF COLORADO

27  
28 Schedule # 05094-02-004-000

29  
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

1 1580 W. BAYAUD AVENUE, DENVER, CO 80223

2  
3 LEGAL DESCRIPTION: THE WEST 1.8 FEET OF LOT 19, ALL OF LOT 20 AND THE  
4 EAST 20 FEET OF LOT 21, BLOCK 1, VALVERDE, CITY AND COUNTY OF DENVER,  
5 STATE OF COLORADO.

6  
7 Schedule # 05094-02-017-000

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

10 1586 W. BAYAUD AVENUE, DENVER, CO 80223

11  
12 LEGAL DESCRIPTION: THE WEST 5 FEET OF LOT 21, ALL OF LOT 22 AND THE EAST  
13 10 FEET OF LOT 23, BLOCK 1, VALVERDE, CITY AND COUNTY OF DENVER, STATE  
14 OF COLORADO.

15  
16 Parcel # 05094-02-018-000

17  
18 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline  
19 thereof, which are immediately adjacent to the aforesaid specifically described area.

20 1596 W. BAYAUD AVENUE, DENVER, CO 80223

21  
22 LEGAL DESCRIPTION: LOT 24 AND THE WEST 15 FEET OF LOT 23, BLOCK 1,  
23 VALVERDE EXCEPT THAT PARCEL BEGINNING AT THE NORTHWEST CORNER OF  
24 LOT 24; THENCE EASTERLY ON THE NORHT LINE OF SAID LOT 24, A DISTANCE OF  
25 8.21 FEET; THENCE SOUTHWESTERLY TO POINT ON THE WEST OF SAID LOT 24,  
26 SAID POINT BEING 11.71 FEET SOUTH THE POINT OF BEGINNING; ALL IN BLOCK 1,  
27 VALVERDE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

28  
29 Parcel # 05094-02-027-000

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

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

1 COMMITTEE APPROVAL DATE: January 12, 2021

2 MAYOR-COUNCIL DATE: January 19, 2021

3 PASSED BY THE COUNCIL: \_\_\_\_\_ March 1, 2021

4 *David Filmore* - PRESIDENT

5 APPROVED: *[Signature]* - MAYOR \_\_\_\_\_ Mar 3, 2021

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: January 28, 2021

11 Pursuant to Section 13-12, 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 Kristin M. Bronson, Denver City Attorney

16 BY: *Kristin J. Bradford*, Assistant City Attorney DATE: Jan 27, 2021