

**BY AUTHORITY**

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

COUNCIL BILL NO. CB22-0307  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 2900 North Eudora Street, 2685 North Dahlia Street, and 3025 North Glencoe Street in North Park Hill.**

**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 E-SU-D1X and 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 E-SU-DX and U-SU-C.
- b. It is proposed that the land area hereinafter described be changed to E-SU-D1X and 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 E-SU-DX to E-SU-D1X:

Address: 2900 N Eudora St, Denver, CO 80207  
Assessor’s Parcel: 01304-10-010-000  
Legal Description: PARK HILL ANNEX B6 L23 & 24  
Subdivison: PARK HILL ANNEX

Address: 3025 N Glencoe St, Denver, CO 80207  
Assessor’s Parcel: 01304-04-016-000  
Legal Description: PARK HILL ANNEX B20 L31 & 32  
Subdivison: Park Hill Annex

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

**Section 3.** 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:

1 Address: 2685 N Dahlia St, Denver, CO 80207  
2 Assessor's Parcel: 01303-32-024-000  
3 Legal Description: SECOND ADD TO PARK HILL HEIGHTS B5 L46 TO 48 & N 20FT OF L45  
4 Subdivison: 2ND ADDITION TO PARK HILL HEIGHTS

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

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

9 COMMITTEE APPROVAL DATE: March 29, 2022 by Consent

10 MAYOR-COUNCIL DATE: April 5, 2022

11 PASSED BY THE COUNCIL: \_\_\_\_\_ May 9, 2022

12 \_\_\_\_\_ *Steve Gilmore* - PRESIDENT

13 APPROVED: \_\_\_\_\_ - MAYOR *[Signature]* May 10, 2022

14 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
15 EX-OFFICIO CLERK OF THE  
16 CITY AND COUNTY OF DENVER

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

18 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: April 7, 2022

19 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
20 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
21 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
22 § 3.2.6 of the Charter.

23  
24 Kristin M. Bronson, Denver City Attorney

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26 BY: *Jonathan Griffin*, Assistant City Attorney DATE: Apr 6, 2022