1	BY AUTHORITY			
2	ORDINANCE NO COUNCIL BILL NO. CB22-0886			
3	SERIES OF 2022 COMMITTEE OF REFERENCE:			
4	Land Use, Transportation & Infrastructure			
5	<u>A BILL</u>			
6 7 8	For an ordinance changing the zoning classification for 2356 South Gilpin Street and 2581 South High Street in University.			
9	WHEREAS, the City Council has determined, based on evidence and testimony presented			
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 E-SU-D1 and E-SU-D1x			
13	district, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning			
14	Code, and is consistent with the neighborhood context and the stated purpose and intent of the			
15	proposed zone 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 E-SU-D and E-SU-Dx.			
21	b. It is proposed that the land area hereinafter described be changed to E-SU-D1 and E-			
22	SU-D1x.			
23	Section 2. That the zoning classification of the land area in the City and County of Denver			
24	described as follows shall be and hereby is changed from E-SU-D to E-SU-D1:			
25 26 27	2356 S Gilpin St LOT 14 & 15, BLOCK 38, EVANSTON SECOND FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO			
28	in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline			
29	thereof, which are immediately adjacent to the aforesaid specifically described area.			
30	Section 3. That the zoning classification of the land area in the City and County of Denver			
31	described as follows shall be and hereby is changed from E-SU-Dx to E-SU-D1x:			
32 33 34	<u>2581 S High St</u> LOT 27 & 28, BLOCK 63, EVANSTON THIRD FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO			
35	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.

1	Section 4. That this ordinance shall be recorded by the Manager of Community Planning and			
2	Development in the real property records of the Denver County Clerk and Recorder.			
3	COMMITTEE APPROVAL DATE: August 2, 2022			
4	MAYOR-COUNCIL DATE: August 9, 2022 by Consent			
5	PASSED BY THE COUNCIL:			
6		PRESIDENT		
7	APPROVED:	MAYOR		
8 9 10	ATTEST:	CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER		
11	NOTICE PUBLISHED IN THE DAILY JOURNAL: _			
12	REPARED BY: Nathan J. Lucero, Assistant City Attorney		DATE: August 18, 2022	
13 14 15 16 17	Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the City Attorney. We find no irregularity as to form and have no legal objection to the proposed ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to § 3.2.6 of the Charter.			
18 19	Kristin M. Bronson, Denver City Attorney			
20	BY:, Assistant City Attor	ney DATI	= :	