

**BY AUTHORITY**

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

COUNCIL BILL NO. CB23-0282  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 1085 North Lowell  
Boulevard in Villa Park.**

**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-RH-2.5 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-D1x.
- b. It is proposed that the land area hereinafter described be changed to U-RH-2.5.

**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-D1x to U-RH-2.5:

LOTS 46, 47 AND 48, BLOCK 16, WEST VILLA PARK, CITY AND COUNTY OF DENVER,  
STATE OF COLORADO

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID LOT 46, ALSO BEING THE  
**POINT OF BEGINNING**;

THENCE N 89°40'19" W, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER  
OF SAID LOT 46;

THENCE N 00°19'44" E, A DISTANCE OF 74.95 FEET TO THE NORTHWEST CORNER  
OF SAID LOT 48;

THENCE S 89°40'14" E, A DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER  
OF SAID LOT 48;

THENCE S 00°19'44" W, A DISTANCE OF 74.95 FEET, BACK TO THE **POINT OF  
BEGINNING**.

CONTAINING: 9368.74 ± SQ. FT. (0.215 ± AC.)

**BASIS OF BEARING:** BEARINGS ARE BASED ON THE LINE BETWEEN A FOUND 1  
INCH AXLE IN A RANGE BOX AT THE INTERSECTION OF MEADE ST. AND W. 10<sup>TH</sup>  
AVE. ALSO BEING THE 20 FOOT BY 20 FOOT RANGE POINT, SOUTHWEST OF THE

1 SOUTHWEST CORNER OF BLOCK 16 OF WEST VILLA PARK SUBDIVISION AND A  
2 FOUND DRAGTOOTH IN A RANGE BOX AT THE INTERSECTION OF LOWELL BLVD.  
3 AND W. 10<sup>TH</sup> AVE. ALSO BEING A RANGE POINT ON A 20 FOOT RANGE LINE, NORTH  
4 20 FEET OF THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF WINDSOR  
5 SUBDIVISION. ASSUMED TO BEAR S86°25'50"E AT 352.82 FEET.

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

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

10 COMMITTEE APPROVAL DATE: March 21, 2023

11 MAYOR-COUNCIL DATE: March 28, 2023 by Consent

12 PASSED BY THE COUNCIL: May 8, 2023

13  - PRESIDENT

14 APPROVED:  - MAYOR May 9, 2023

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

18 NOTICE PUBLISHED IN THE DAILY JOURNAL: ;

19 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: April 6, 2023

20 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
21 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
22 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
23 § 3.2.6 of the Charter.

24  
25 Kerry Tipper, Denver City Attorney

26  
27 BY: , Assistant City Attorney DATE: Apr 6, 2023