

**BY AUTHORITY**

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

COUNCIL BILL NO. CB23-0579  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for multiple properties in University Hills.**

**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 C-MX-16, UO-1; C-MX-16; S-MX-5A; S-MU-3; G-MU-5; G-RO-3; S-MX-3 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 B-4, UO-1, UO-2; PUD 109; R-MU-30 with waivers; CMP-H; G-MU-8; CMP-EI2; C-MU-20 with waivers.

b. It is proposed that the land area hereinafter described be changed to C-MX-16, UO-1; C-MX-16; S-MX-5A; S-MU-3; G-MU-5; G-RO-3; S-MX-3.

**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 B-4, UO-1, UO-2 to C-MX-16, UO-1:

**4101 E. Evans Ave.**

**Chamberlin's University Terrace, New Filing**

Block 111, Lots 7 to 40

Except part of Lot 15 and 16, and Lots 23 to 25 as described in deeds recorded 12/30/1987 under reception numbers #1987221435 and #1987221436

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 PUD 109 to C-MX-16:

**A portion of 4301 E. Evans Ave.**

Beginning at a point 1,294.1 feet South and 1,097.19 feet East of the NW corner of Section 30, Township 4 South, Range 67 West of the 6<sup>th</sup> P.M.; thence North 225.1 feet more or less, thence West 131 feet, more or less, to a point; thence Southerly 225.1 feet, more or less, to

1 the Northerly line of East Evans Avenue; thence East along said Northerly line of East Evans  
2 Avenue 131 feet, more or less, to the point of Beginning, City and County of Denver, Colorado.  
3 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline  
4 thereof, which are immediately adjacent to the aforesaid specifically described area.

5 **Section 4.** That the zoning classification of the land area in the City and County of Denver  
6 described as follows shall be and hereby is changed from C-MU-20 with waivers to S-MX-3:

7 **4175 E. Iliff Ave.**  
8 **Warren's University Heights Second Filing**  
9 Block 102, Lots 25 to 34, and the West ½ of Vacated Ash St. Adjacent to said Lots  
10 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline  
11 thereof, which are immediately adjacent to the aforesaid specifically described area.

12 **Section 5.** That the zoning classification of the land area in the City and County of Denver  
13 described as follows shall be and hereby is changed from G-MU-8 to G-MU-5:

14 **2283 S. Dahlia St., 2210-2260 S. Dexter St., 4701-4765 E. Iliff Ave.**  
15 **Warren's University Heights Second Filing**  
16 Block 108 and Block 109, and Vacated S. Dahlia St. adjacent to said Blocks.  
17 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline  
18 thereof, which are immediately adjacent to the aforesaid specifically described area.

19 **Section 6.** That the zoning classification of the land area in the City and County of Denver  
20 described as follows shall be and hereby is changed from CMP-H to S-MU-3:

21 **4640, 4700 and 4770 E. Iliff Ave.**  
22 The Unplatted parcels by address and Reception Number:  
23 4640 and 4700 E. Iliff Ave., Reception Number 2022141886  
24 4770 E. Iliff Ave., Reception Number 2009149430  
25 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline  
26 thereof, which are immediately adjacent to the aforesaid specifically described area.

27 **Section 7.** That the zoning classification of the land area in the City and County of Denver described  
28 as follows shall be and hereby is changed from CMP-EI2 to G-RO-3:

29 **2479 and 2480 S. Clermont St.**  
30 The Unplatted parcel by address  
31 2479 and 2480 S. Clermont St., Schedule Number 060301042000  
32 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline  
33 thereof, which are immediately adjacent to the aforesaid specifically described area.

34 **Section 8.** That the zoning classification of the land area in the City and County of Denver  
35 described as follows shall be and hereby is changed from R-MU-30 with waivers to S-MX-5A:

36 **5307 E. Yale Ave.**  
37 All of Yale Station Condominiums, according to the Declaration for Yale Station  
38 Condominiums recorded December 27, 2011, at Reception No. 2011146554 and the

1 Condominium Map for Yale Station Condominiums recorded December 28, 2011, at  
2 Reception No. 2011147609.

3  
4 **5299 E. Yale Ave.**

5 CDOT Parcel No. 207, Project No. NH 0252-299 as described in Rule and Order recorded  
6 March 7, 2005, at Reception No. 2005038947.

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

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

11  
12 COMMITTEE APPROVAL DATE: May 16, 2023

13 MAYOR-COUNCIL DATE: N/A

14 PASSED BY THE COUNCIL: \_\_\_\_\_

15 \_\_\_\_\_ - PRESIDENT

16 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

17 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
18 EX-OFFICIO CLERK OF THE  
19 CITY AND COUNTY OF DENVER

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

21 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: May 18, 2023

22 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
23 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
24 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
25 § 3.2.6 of the Charter.

26  
27 Kerry Tipper, Denver City Attorney

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29 BY: Anshul Bagga, Assistant City Attorney DATE: May 18, 2023