1	BY AUTHORITY					
2	ORDINANCE NO COUNCIL BILL NO. CB23-0149					
3	SERIES OF 2023 COMMITTEE OF REFERENCE:					
4	Land Use, Transportation & Infrastructure					
5	<u>A BILL</u>					
6 7 8	For an ordinance changing the zoning classification for 526 South Vine Street in Washington Park.					
9	WHEREAS, the City Council has determined, based on evidence and testimony presented at					
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 U-SU-B1 district, is justified					
13	by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is					
14	consistent with the neighborhood context and the stated purpose and intent of the proposed zone					
15	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 U-SU-C.					
21	b. It is proposed that the land area hereinafter described be changed to U-SU-B1.					
22	Section 2. That the zoning classification of the land area in the City and County of Denver					
23	described as follows shall be and hereby is changed from U-SU-C to U-SU-B1:					
24 25	LOT 7 AND THE NORTH $\frac{1}{2}$ OF LOT 8, BLOCK 19, BROADWAY HEIGHTS, SECOND FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.					
26	in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline					
27	thereof, which are immediately adjacent to the aforesaid specifically described area.					
28	Section 3. That this ordinance shall be recorded by the Manager of Community Planning and					
29	Development in the real property records of the Denver County Clerk and Recorder.					

1	COMMITTEE APPROVAL DATE: February 21, 2023 by Consent					
2	MAYOR-COUNCIL DATE: February 28, 2023					
3	PASSED BY THE COUNCIL: April 3, 2023					
4	ON SO	PRE	PRESIDENT			
5	APPROVED:	MAY	MAYORApr 4, 2023			
6 7 8	ATTEST:	EX-	OFFICIO	RECORDER, CLERK OF THE DUNTY OF DENVER		
9	NOTICE PUBLISHED IN THE DA	ILY JOURNAL:		·		
10	PREPARED BY: Nathan J. Lucer	o, Assistant City Attorney		DATE: March 2, 2023		
11 12 13 14 15	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.					
16	Kerry Tipper, Denver City Attorney					
17 18	BY:, A	ssistant City Attorney	DATE:	Mar 1, 2023		