1	BY AUTHORITY			
2	ORDINANCE NO COUNCIL BILL NO. CB20-1028			
3	SERIES OF 2020 COMMITTEE OF REFERENCE:			
4	Land Use, Transportation & Infrastructure			
5	<u>A BILL</u>			
6 7	For an ordinance changing the zoning classification for multiple properties in Chaffee Park.			
8	WHEREAS, the City Council has determined, based on evidence and testimony presented at			
9	the public hearing, that the map amendment set forth below conforms with applicable City laws, is			
10	consistent with the City's adopted plans, furthers the public health, safety and general welfare of the			
11	City, and will result in regulations and restrictions that are uniform within the E-SU-D1, E-SU-D1x,			
12	and E-SU-B1 districts;			
13	NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF			
14	DENVER:			
15	Section 1. That upon consideration of a change in the zoning classification of the land area			
16	hereinafter described, Council finds:			
17	a. The land area hereinafter described is presently classified as E-SU-D, E-SU-Dx, and E-			
18	SU-B.			
19	b. It is proposed that the land area hereinafter described be changed to E-SU-D1, E-SU-			
20	D1x, and E-SU-B1.			
21	Section 2. That the zoning classification of the land area in the City and County of Denver			
22	described as follows shall be and hereby is changed from E-SU-Dx to E-SU-D1x:			
23 24 25	RESUBDIVISION OF BLOCK 32 EAST BERKELEY Block 32, Lots 25 to 48			
26 27 28	RESUBDIVISION OF BLOCK 31 EAST BERKELEY All of Block 31			
29 30	RESUBDIVISION OF BLOCK 18 EAST BERKELEY All of Block 18			
31 32 33	FRIEND'S RESUBDIVISION OF BLOCK 17 EAST BERKELEY Block 17, Lots 13 to 24			
34 35 36 37	EAST BERKEKLY SUBDIVISION All of Blocks 2 to15, and Block 16, Lots 25 to 48			
37 38	REGIS HEIGHTS SUBDIVISION			

1 2	All of Blocks 1 to 9			
3 4	ROSE ADDITION TO THE CITY AND COUNTY OF DENVER All of Block 1			
5 6 7	O'DRISCOLL AND HAMROCK ADDITION All of Blocks 1 and 2			
8 9 10	BROOKS SUBDIVISION All of Blocks 3 and 4			
10 11 12	NORTH DENVER HEIGHTS			
13 14 15	All of Blocks 1 to 8 Block 9, Lots 6 to 48 All of Blocks 10 and 11			
16 17	Block 12, Lots 1 to 24 and Lots 29 to 48			
18	in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline			
19	thereof, which are immediately adjacent to the aforesaid specifically described area.			
20	Section 3. That the zoning classification of the land area in the City and County of Denver			
21	described as follows shall be and hereby is changed from E-SU-B to E-SU-B1:			
22 23 24 25	CHAFFEE PARK HEIGHTS All of Blocks 1 to 4, and Blocks 6 to 16 Excluding area designated Public Park			
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 4. That the zoning classification of the land area in the City and County of Denver			
29	described as follows shall be and hereby is changed from E-SU-D to E-SU-D1:			
30 31 32	CHAFFEE PARK HEIGHTS 2 ND FILING All of Blocks 1 to 6, and Block 7, Lots 1 to 5			
33	in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline			
34	thereof, which are immediately adjacent to the aforesaid specifically described area.			
35	Section 5. That this ordinance shall be recorded by the Manager of Community Planning and			
36	Development in the real property records of the Denver County Clerk and Recorder.			

1	COMMITTEE APPROVAL DATE: September 29, 2020				
2	MAYOR-COUNCIL DATE: October 6, 2020				
3	PASSED BY THE COUNCIL:	November 9, 2020			
4	Stangilmont	PRESIDEN	Г		
5	APPROVED:	MAYOR	Nov 10, 2020		
6 7 8	ATTEST:	EX-OFFICIO	D RECORDER, D CLERK OF THE COUNTY OF DENVER		
9	NOTICE PUBLISHED IN THE DAILY JOURN	AL:	;		
10	PREPARED BY: Nathan J. Lucero, Assistant	City Attorney	DATE: October 8, 2020		
11 12 13 14	Pursuant to Section 13-12, 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.				
15	Kristin M. Bronson, Denver City Attorney				
16	BY: Kurton J Charled, Assistant City	Attorney DA	TE: Oct 7, 2020		