2	ORDINANCE NO COUNCIL BILL NO. CB21-0464			
3	SERIES OF 2021 COMMITTEE OF REFERENCE:			
4	Land Use, Transportation & Infrastructure			
5	<u>A BILL</u>			
6 7	For an ordinance changing the zoning classification for 1880 South Monroe Street in University Park.			
8	WHEREAS, the City Council has determined, based on evidence and testimony presented a			
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, will result in regulations and restrictions that are uniform within the E-SU-D1 district, is justified			
12	by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is			
13	consistent with the neighborhood context and the stated purpose and intent of the proposed zone			
14	district;			
15	NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF			
16	DENVER:			
17	Section 1. That upon consideration of a change in the zoning classification of the land area			
18	hereinafter described, Council finds:			
19	 a. The land area hereinafter described is presently classified as E-SU-D. 			
20	b. It is proposed that the land area hereinafter described be changed to E-SU-D1.			
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-D to E-SU-D1:			
23 24 25	Lots 19, 20 and 21, and the North 15 feet of Lot 22, Douglas Park, 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.			

BY AUTHORITY

1	COMMITTEE APPROVAL DATE: April 27, 2021 by Consent			
2	MAYOR-COUNCIL DATE: May 4, 2021 by Consent			
3	PASSED BY THE COUNCIL:	July 12, 2021		
4	Saughnow	PRESIDENT		
5	APPROVED:	MAYOR	- MAYOR	
6 7 8	ATTEST:	EX-OFFICIO CL	- CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER	
9	NOTICE PUBLISHED IN THE DAILY JOURNA	AL:	_;	
10	PREPARED BY: Nathan J. Lucero, Assistant	City Attorney	DATE: June 10, 202	
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	BV: Jonathan Griffin Assistant City	Attorney DATE:	Jun 10, 2021	