1	BY AUTHORITY			
2	ORDINANCE NO COUNCIL BILL NO. CB21-068	89		
3	SERIES OF 2021 COMMITTEE OF REFERENCE	E:		
4	Land Use, Transportation & Infrastructu	ıre		
5	<u>A BILL</u>			
6 7	For an ordinance changing the zoning classification for 3145 West 31st Avenue in West Highland.			
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, will result in regulations and restrictions that are uniform within the U-SU-B1 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 are	ea		
18	hereinafter described, Council finds:			
19	a. The land area hereinafter described is presently classified as U-SU-B.			
20	b. It is proposed that the land area hereinafter described be changed to U-SU-B1.			
21	Section 2. That the zoning classification of the land area in the City and County of Denv	er		
22	described as follows shall be and hereby is changed from U-SU-B to U-SU-B1:			
23 24 25 26 27	The East 8 Feet of Lot 19, Except the Rear 16 Feet thereof, and the West 42 Feet of Lot 2, Except That portion of Lot 2 Described in Book 389 at Page 332, Block 30, Highland Park, City and County of Denver, State of Colorado			
28	in addition, thereto those portions of all abutting public rights-of-way, but only to the centerlin	ne		
29	thereof, which are immediately adjacent to the aforesaid specifically described area.			

Section 3. That this ordinance shall be recorded by the Manager of Community Planning and

Development in the real property records of the Denver County Clerk and Recorder.

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2	MAYOR-COUNCIL DATE: June 29	9, 2021			
3	PASSED BY THE COUNCIL:	August 16, 202	.1		
4	Saugilmone	PRESID	DENT		
5	APPROVED:		\		
6 7 8	ATTEST:	EX-OFF	AND RECORDER, FICIO CLERK OF THE ND COUNTY OF DENVER		
9	NOTICE PUBLISHED IN THE DAIL	Y JOURNAL:	·;		
10	PREPARED BY: Nathan J. Lucero	, Assistant City Attorney	DATE: July 15, 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	BY: Jonathan Griffin, Ass	sistant City Attorney	DATE: Jul 14, 2021		