

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2024

COUNCIL BILL NO. CB23-1989  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 3150 West Scott Place in Berkeley.**

**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 U-SU-B1 district, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is consistent with the neighborhood context and the stated purpose and intent of the proposed zone 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 U-SU-C.
- b. It is proposed that the land area hereinafter described be changed to U-SU-B1.

**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 U-SU-C to U-SU-B1:

A PARCEL OF LAND BEING THE WEST 39.95 FEET OF LOT 2, BLOCK 8, BLACK'S GRAND VIEW RESUBDIVISION AND SITUATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20 BEING A FOUND STONE FROM WHENCE THE WEST 1/4 CORNER OF SAID SECTION 20 BEING A FOUND STONE BEARS SOUTH 00°00'43" EAST, A DISTANCE OF 1297.14 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;  
THENCE SOUTH 76°20'16" EAST, A DISTANCE OF 2037.29 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING;  
THENCE SOUTH 89°23'55" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 39.95 FEET;  
THENCE SOUTH 00°04'11" EAST, A DISTANCE OF 186.68 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2;

1 THENCE NORTH 89°23'55" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A  
2 DISTANCE OF 39.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;  
3 THENCE NORTH 00°04'11" WEST ALONG THE WEST LINE OF SAID LOT 2, A  
4 DISTANCE OF 186.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 AND THE  
5 POINT OF BEGINNING.  
6 CONTAINING 7,458 SQUARE FEET OR 0.171 ACRES OF LAND, MORE OR LESS.

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 3.** 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 COMMITTEE APPROVAL DATE: January 2, 2024

12 MAYOR-COUNCIL DATE: January 9, 2024 by Consent

13 PASSED BY THE COUNCIL: \_\_\_\_\_

14 \_\_\_\_\_ - PRESIDENT

15 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

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

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

20 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: January 11, 2024

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

25  
26 Kerry Tipper, Denver City Attorney

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28 BY: Anshul Bagga, Assistant City Attorney DATE: Jan 11, 2024