

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2021

COUNCIL BILL NO. CB21-1030  
COMMITTEE OF REFERENCE:  
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 1090 South Dayton Street**  
7 **in Windsor.**

8  
9 **WHEREAS**, the City Council has determined, based on evidence and testimony presented  
10 at the public hearing, that the map amendment set forth below conforms with applicable City laws,  
11 is consistent with the City’s adopted plans, furthers the public health, safety and general welfare of  
12 the City, will result in regulations and restrictions that are uniform within the OS-B 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 S-SU-I.
- 21 b. It is proposed that the land area hereinafter described be changed to OS-B.

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 S-SU-I to OS-B:

24 TRACT 38,  
25 RANGE VIEW, FOURTH FILING  
26 EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF AURORA BY WARRANTY  
27 DEED RECORDED  
28 JUNE 22, 1993 UNDER RECEPTION NO. R-93-0079834, CITY AND COUNTY OF  
29 DENVER, STATE OF  
30 COLORADO.  
31

32 **CAPTION**

33 A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15,  
34 TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
35 CITY AND COUNTY OF DENVER, STATE OF COLORADO  
36


37  
38 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline  
39 thereof, which are immediately adjacent to the aforesaid specifically described area.

1           **Section 3.** That this ordinance shall be recorded by the Manager of Community Planning and  
2 Development in the real property records of the Denver County Clerk and Recorder.

3 COMMITTEE APPROVAL DATE: September 14, 2021

4 MAYOR-COUNCIL DATE: September 21, 2021, by Consent

5 PASSED BY THE COUNCIL: \_\_\_\_\_ November 8, 2021

6                                   - PRESIDENT

7 APPROVED: \_\_\_\_\_ - MAYOR  \_\_\_\_\_ Nov 9, 2021

8 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
9 EX-OFFICIO CLERK OF THE  
10 CITY AND COUNTY OF DENVER

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

12 PREPARED BY: Nathan J. Lucero, Assistant City Attorney                      DATE: October 7, 2021

13 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
14 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
15 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
16 § 3.2.6 of the Charter.

17  
18 Kristin M. Bronson, Denver City Attorney

19  
20 BY:                                  , Assistant City Attorney                      DATE:                          Oct 7, 2021