

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2023

COUNCIL BILL NO. CB22-1455  
COMMITTEE OF REFERENCE:  
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 4350 Shoshone Street in**  
7 **Sunnyside.**

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 area  
18 hereinafter described, Council finds:

- 19 a. The land area hereinafter described is presently classified as U-TU-C.
- 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 Denver  
22 described as follows shall be and hereby is changed from U-TU-C to U-SU-B1:

23 LOT 3 & S1/2 OF LOT 2 BLOCK 3 HUMPHREYS ADDITION  
24 CITY AND COUNTY OF DENVER

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

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

1 COMMITTEE APPROVAL DATE: November 15, 2022 by Consent  
2 MAYOR-COUNCIL DATE: November 22, 2022  
3 PASSED BY THE COUNCIL: \_\_\_\_\_  
4 \_\_\_\_\_ - PRESIDENT  
5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_  
6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER  
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_  
10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: January 5, 2023  
11 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
12 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
14 § 3.2.6 of the Charter.  
15  
16 Kerry Tipper, Denver City Attorney  
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18 BY: Anshul Bagga, Assistant City Attorney DATE: Jan 4, 2023