

1 **BY AUTHORITY**

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

COUNCIL BILL NO. CB21-0258  
COMMITTEE OF REFERENCE:  
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 4530 North Winona Court**  
7 **in Berkeley and 4345 North Bryant Street in 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-SU-C1.

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-SU-C1 to U-SU-B1:

23 EAST 125 FEET OF LOT 18 BLOCK 3  
24 PERRINS SUB, PERRIN AND COOPERS RESUB  
25 CITY AND COUNTY OF DENVER  
26 STATE OF COLORADO

27  
28 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline  
29 thereof, which are immediately adjacent to the aforesaid specifically described area.

30 LOT 17 AND SOUTH HALF OF LOT 16 EXCLUDING REAR 8 FEET TO CITY,  
31 BLOCK 35, RESUB OF BLOCKS 1 TO 40 INCLUSIVE BERKELEY  
32 CITY AND COUNTY OF DENVER  
33 STATE OF COLORADO  
34

35 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline  
36 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: March 16, 2021 by Consent

4 MAYOR-COUNCIL DATE: March 23, 2021 by Consent

5 PASSED BY THE COUNCIL: \_\_\_\_\_ April 26, 2021

6 *Steve Gilmore* \_\_\_\_\_ - PRESIDENT

7 APPROVED: *[Signature]* \_\_\_\_\_ - MAYOR \_\_\_\_\_ Apr 27, 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: March 25, 2021

13 Pursuant to Section 13-12, 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 Kristin M. Bronson, Denver City Attorney

18 BY: *Jonathan Griffin* \_\_\_\_\_, Assistant City Attorney DATE: Mar 23, 2021 \_\_\_\_\_