

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2022

COUNCIL BILL NO. CB22-0582  
COMMITTEE OF REFERENCE:  
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 4722, 4730, 4740, 4750, and**  
7 **4758 North Clay Street in Sunnyside.**

8  
9 **WHEREAS**, the City Council has determined, based on evidence and testimony presented at  
10 the public hearing, that the map amendment set forth below conforms with applicable City laws, is  
11 consistent with the City’s adopted plans, furthers the public health, safety and general welfare of the  
12 City, will result in regulations and restrictions that are uniform within the U-SU-C1 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 U-SU-C.
- 21 b. It is proposed that the land area hereinafter described be changed to U-SU-C1.

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 U-SU-C to U-SU-C1:

- 24 A) 4758 N CLAY ST - Lots 11 and 12, Block 3, North Boulevard Heights, except the rear 8  
25 feet thereof. City and County of Denver, State of Colorado
- 26
- 27 B) 4750 N CLAY ST - Lots 13 and 14, Block 3, North Boulevard Heights, except the rear 8  
28 feet thereof. City and County of Denver, State of Colorado
- 29
- 30 C) 4740 N CLAY ST - Lots 15 and 16, Block 3, North Boulevard Heights, except the rear 8  
31 feet thereof. City and County of Denver, State of Colorado
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- 33 D) 4730 N CLAY ST - Lots 17 and 18, Block 3, North Boulevard Heights, except the rear 8  
34 feet thereof. City and County of Denver, State of Colorado
- 35
- 36 E) 4722 N CLAY ST - Lots 19 and 20, Block 3, North Boulevard Heights, except the rear 8  
37 feet thereof. City and County of Denver, State of Colorado

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.

