

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.

