

BY AUTHORITY

1
2 ORDINANCE NO. _____
3 SERIES OF 2021

COUNCIL BILL NO. CB20-1561
COMMITTEE OF REFERENCE:

4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 925 South Pennsylvania**
7 **Street in Washington Park West.**

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-A1 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-B.
- 20 b. It is proposed that the land area hereinafter described be changed to U-SU-A1.

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-B to U-SU-A1:

23 LOT 42 AND THE SOUTH 5 FEET OF LOT 43 AND THE NORTH 5 FEET OF LOT 41,
24 BLOCK 16,
25 LINCOLN SUBDIVISION,
26 CITY AND COUNTY OF DENVER,
27 STATE OF COLORADO

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