

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2022

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

A BILL

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

WHEREAS, the City Council has determined, based on evidence and testimony presented at the public hearing, that the map amendment set forth below conforms with applicable City laws, is consistent with the City’s adopted plans, furthers the public health, safety and general welfare of the City, will result in regulations and restrictions that are uniform within the U-SU-C1 district, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is consistent with the neighborhood context and the stated purpose and intent of the proposed zone district;

NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. That upon consideration of a change in the zoning classification of the land area hereinafter described, Council finds:

- a. The land area hereinafter described is presently classified as U-SU-C.
- b. It is proposed that the land area hereinafter described be changed to U-SU-C1.

Section 2. That the zoning classification of the land area in the City and County of Denver described as follows shall be and hereby is changed from U-SU-C to U-SU-C1:

- A) 4758 N CLAY ST - Lots 11 and 12, Block 3, North Boulevard Heights, except the rear 8 feet thereof. City and County of Denver, State of Colorado
- B) 4750 N CLAY ST - Lots 13 and 14, Block 3, North Boulevard Heights, except the rear 8 feet thereof. City and County of Denver, State of Colorado
- C) 4740 N CLAY ST - Lots 15 and 16, Block 3, North Boulevard Heights, except the rear 8 feet thereof. City and County of Denver, State of Colorado
- D) 4730 N CLAY ST - Lots 17 and 18, Block 3, North Boulevard Heights, except the rear 8 feet thereof. City and County of Denver, State of Colorado
- E) 4722 N CLAY ST - Lots 19 and 20, Block 3, North Boulevard Heights, except the rear 8 feet thereof. City and County of Denver, State of Colorado

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

