

**BY AUTHORITY**

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

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

**A BILL**

**For an ordinance changing the zoning classification for 4530 North Winona Court in Berkeley and 4345 North Bryant 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-B1 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-C1.
- b. It is proposed that the land area hereinafter described be changed to U-SU-B1.

**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-C1 to U-SU-B1:

EAST 125 FEET OF LOT 18 BLOCK 3  
PERRINS SUB, PERRIN AND COOPERS RESUB  
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.

LOT 17 AND SOUTH HALF OF LOT 16 EXCLUDING REAR 8 FEET TO CITY,  
BLOCK 35, RESUB OF BLOCKS 1 TO 40 INCLUSIVE BERKELEY  
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.

