

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2021

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

5 **A BILL**

6 **For an ordinance changing the zoning classification for 4530 North Winona Court**
7 **in Berkeley and 4345 North Bryant Street in Sunnyside.**

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-B1 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-C1.

20 b. It is proposed that the land area hereinafter described be changed to U-SU-B1.

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-C1 to U-SU-B1:

23 EAST 125 FEET OF LOT 18 BLOCK 3
24 PERRINS SUB, PERRIN AND COOPERS RESUB
25 CITY AND COUNTY OF DENVER
26 STATE OF COLORADO

27
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 LOT 17 AND SOUTH HALF OF LOT 16 EXCLUDING REAR 8 FEET TO CITY,
31 BLOCK 35, RESUB OF BLOCKS 1 TO 40 INCLUSIVE BERKELEY
32 CITY AND COUNTY OF DENVER
33 STATE OF COLORADO
34

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

