

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2021

COUNCIL BILL NO. CB21-0851
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 3625 West 46th Avenue in Berkeley.

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-C.
- 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-C to U-SU-B1:

That part of the Northeast quarter of Section 19, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, described as follows: Commencing at a point on the North line of West 46th Avenue, 485.82 feet East of the point of intersection of the North line of West 46th Avenue with the West line of Newton Street in First Addition to Berkeley extended north; thence from said point of beginning East along the North line of West 46th Avenue a distance of 40.74 feet to a point which is 125 feet West of the intersection of the North line of West 46th Avenue with the West line of Lowell Boulevard; thence North and parallel with the West line of Lowell Boulevard, a distance of 125 feet; thence West and parallel with the North line of West 46th Avenue, a distance of 41.52 feet; thence South and parallel with the West line of Newton Street in First Addition to Berkeley extended North distance of 125 feet to the point of beginning.

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.

