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2 **BY AUTHORITY**

3 ORDINANCE NO. \_\_\_\_\_  
4 SERIES OF 2022

COUNCIL BILL NO. CB22-1213  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

6 **A BILL**

7 **For an ordinance changing the zoning classification for 4707 West Hayward**  
8 **Place in West Highland.**

9  
10 **WHEREAS**, the City Council has determined, based on evidence and testimony presented at  
11 the public hearing, that the map amendment set forth below conforms with applicable City laws, is  
12 consistent with the City’s adopted plans, furthers the public health, safety and general welfare of the  
13 City, will result in regulations and restrictions that are uniform within the U-SU-A1 district, is justified  
14 by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is  
15 consistent with the neighborhood context and the stated purpose and intent of the proposed zone  
16 district;

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

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


- 21 a. The land area hereinafter described is presently classified as U-SU-B.
- 22 b. It is proposed that the land area hereinafter described be changed to U-SU-A1.

23 **Section 2.** That the zoning classification of the land area in the City and County of Denver  
24 described as follows shall be and hereby is changed from U-SU-B to U-SU-A1

25 EAST 10 FEET OF LOT 34 AND WEST 20 FEET OF LOT 35 BLOCK 8 SLOANS LAKE  
26 HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO

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

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

1 COMMITTEE APPROVAL DATE: October 4, 2022 by Consent  
2 MAYOR-COUNCIL DATE: October 11, 2022  
3 PASSED BY THE COUNCIL: \_\_\_\_\_ November 21, 2022  
4  \_\_\_\_\_ - PRESIDENT  
5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_  
6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER  
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_  
10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: October 13, 2022  
11 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
12 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
14 § 3.2.6 of the Charter.  
15  
16 Kristin M. Bronson, Denver City Attorney  
17  
18 BY: *Anshul Bagga* \_\_\_\_\_, Assistant City Attorney DATE: Oct 13, 2022