

**BY AUTHORITY**

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

COUNCIL BILL NO. CB22-0477  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for multiple properties in the Regis Neighborhood.**

**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, and will result in regulations and restrictions that are uniform within the U-SU-C1 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:

**BERKELEY, BLOCKS 73 TO 104 INCLUSIVE, BLOCKS 137 TO 144 INCLUSIVE, AND BLOCKS 177 TO 184 INCLUSIVE**

All of Blocks 73 to 80  
Block 97, Lots 1 to 24  
All of Blocks 98 to 104  
All of Blocks 137 to 139  
Block 140, Lots 1 to 22, the East 125' of Lots 23 and 24, Lots 25 to 37 and 41 to 48  
All of Blocks 141 to 143  
Block 144, Lots 1 to 24  
All of Blocks 177 to 184

**BERKELEY, BLOCKS 81 TO 96 INCLUSIVE**

Block 81, the South 15' of Lot 3 and Lots 4 to 46  
All of Block 82  
Block 83, Lots 1 to 12 and 15 to 48  
Block 84, Lots 1 to 18 and 29 to 48  
Block 85, Lots 1 to 16 and 33 to 48  
Block 86, Lots 1 to 16 and 33 to 48  
Block 89, Lots 1 to 20  
Block 90, Lots 1 to 24 and 27 to 48  
All of Blocks 91 to 93

Block 94, Lots 1 to 46  
Block 95, Lots 25 to 48

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.

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

COMMITTEE APPROVAL DATE: May 3, 2022

MAYOR-COUNCIL DATE: May 10, 2022

PASSED BY THE COUNCIL: \_\_\_\_\_

\_\_\_\_\_ - PRESIDENT

APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
EX-OFFICIO CLERK OF THE  
CITY AND COUNTY OF DENVER

NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_

PREPARED BY: Nathan Lucero, Assistant City Attorney DATE: June 16, 2022

Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the City Attorney. We find no irregularity as to form and have no legal objection to the proposed ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to § 3.2.6 of the Charter.

Kristin M. Bronson, Denver City Attorney

BY: *Anshul Bagga*, Assistant City Attorney DATE: Jun 16, 2022