BY AUTHORITY		
ORDINANCE NO COUNCIL BILL NO. CB22-0582		
SERIES OF 2022 COMMITTEE OF REFERENCE:		
Land Use, Transportation & Infrastructure		
<u>A BILL</u>		
For an ordinance changing the zoning classification for 4722, 4730, 4740, 4750, and 4758 North Clay Street in Sunnyside.		
WHEREAS, the City Council has determined, based on evidence and testimony presented a		
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-C1 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-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:		
A) 4758 N CLAY ST - Lots 11 and 12, Block 3, North Boulevard Heights, except the rear 8 feet thereof. City and County of Denver, State of Colorado		
B) 4750 N CLAY ST - Lots 13 and 14, Block 3, North Boulevard Heights, except the rear 8 feet thereof. City and County of Denver, State of Colorado		
C) 4740 N CLAY ST - Lots 15 and 16, Block 3, North Boulevard Heights, except the rear 8 feet thereof. City and County of Denver, State of Colorado		
D) 4730 N CLAY ST - Lots 17 and 18, Block 3, North Boulevard Heights, except the rear 8 feet thereof. City and County of Denver, State of Colorado		
E) 4722 N CLAY ST - Lots 19 and 20, Block 3, North Boulevard Heights, except the rear 8 feet thereof. 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.		

1	Section 3. That this ordinance shall be recorded by the Manager of Community Planning and		
2	Development in the real property records of the Denver County Clerk and Recorder.		
3	COMMITTEE APPROVAL DATE: June 7, 2022 by Consent		
4	MAYOR-COUNCIL DATE: June 14, 2022 by Consent		
5	PASSED BY THE COUNCIL:		
6		PRESIDENT	
7	APPROVED:		
8 9 10	ATTEST:	- CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER	
11	NOTICE PUBLISHED IN THE DAILY JOURNAL:	;;	
12	PREPARED BY: Nathan J. Lucero, Assistant City A	Attorney DATE: June 23, 2022	
13 14 15 16 17	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.		
18	Kristin M. Bronson, Denver City Attorney		
19 20	BY:, Assistant City Attor	ney DATE: Jun 23, 2022	