1	BY AUTHORITY				
2	ORDINANCE NO COUNCIL BILL NO. CB22-0820	)			
3	SERIES OF 2022 COMMITTEE OF REFERENCE	:			
4	Land Use, Transportation & Infrastructur	е			
5	<u>A BILL</u>				
6 7 8	For an ordinance changing the zoning classification for 3923, 3929 West 28th Avenue and 3838 North Perry Street in Berkeley.				
9	WHEREAS, the City Council has determined, based on evidence and testimony presented a	at			
10	the public hearing, that the map amendment set forth below conforms with applicable City laws, is				
11	consistent with the City's adopted plans, furthers the public health, safety and general welfare of the				
12	City, will result in regulations and restrictions that are uniform within the U-MS-3 district, is justified				
13	by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is				
14	consistent with the neighborhood context and the stated purpose and intent of the proposed zone				
15	district;				
16	NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY O	F			
17	DENVER:				
18	Section 1. That upon consideration of a change in the zoning classification of the land are	а			
19	hereinafter described, Council finds:				
20	<ul> <li>a. The land area hereinafter described is presently classified as PUD 456.</li> </ul>				
21	b. It is proposed that the land area hereinafter described be changed to U-MS-3.				
22	Section 2. That the zoning classification of the land area in the City and County of Denver				
23	described as follows shall be and hereby is changed from PUD 456 to U-MS-3:				
24 25 26 27 28	3929 W 38 <sup>th</sup> Ave ALL OF LOTS 17,18 AND 19, AND THE WEST 50 FEET OF LOTS 20 THROUGH 24 INCLUSIVE, BLOCK 8, FIRST ADDITION TO ARGYLE PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO				
29 30 31 32	3838 Perry Street LOTS 14,15 AND 16, BLOCK K8, FIRST ADDITION TO ARGYLE PARK, CITY ANI COUNTY OF DENVER, STATE OF COLORADO	D			
33 34 35 36 37	3923 W 38 <sup>th</sup> Ave EAST 27 FEET OF WEST 77 FEET AND WEST 5 FEET OF EAST 50 FEET OF LOTS 2 TO 24, INCLUSIVE, BLOCK 8, FIRST ADDITION TO ARGYLE PARK; AND THE EAST 4 FEET OF LOTS 20 TO 24, INCLUSIVE, BLOCK 8 FIRST ADDDITION TO ARGYLE PARK CITY AND COUNTY OF DENVER, STATE OF COLORADO	5			
38	in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline				
39	thereof, which are immediately adjacent to the aforesaid specifically described area.				

1	<b>Section 3.</b> That this ordinance shall be recorded by the Manager of Community Planning ar				
2	Development in the real property records of the Denver County Clerk and Recorder.				
3	COMMITTEE APPROVAL DATE: July 19, 2022				
4	MAYOR-COUNCIL DATE: July 26, 2022				
5	PASSED BY THE COUNCIL:				
6		PRES	SIDENT		
7	APPROVED:	MAY	MAYOR		
8 9 10	ATTEST:	- CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER			
11	NOTICE PUBLISHED IN THE DAILY JOU	JRNAL:	· · · · · · · · · · · · · · · · · · ·		
12	PREPARED BY: Nathan J. Lucero, Assistant City Attorney		DATE: July 28, 2022		
13 14 15 16 17	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.				
18 19	Kristin M. Bronson, Denver City Attorney				
20	BY:, Assistant	t City Attorney	DATE:		