2	ORDINANCE NO COUNCIL BILL NO. CB22-0582		
3	SERIES OF 2022 COMMITTEE OF REFERENCE:		
4	Land Use, Transportation & Infrastructure		
5	<u>A BILL</u>		
6 7	For an ordinance changing the zoning classification for 4722, 4730, 4740, 4750, and 4758 North Clay Street in Sunnyside.		
8	4756 North Clay Street in Sunnyside.		
9	WHEREAS, the City Council has determined, based on evidence and testimony presented 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-SU-C1 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 OF		
17	DENVER:		
18	Section 1. That upon consideration of a change in the zoning classification of the land area		
19	hereinafter described, Council finds:		
20	a. The land area hereinafter described is presently classified as U-SU-C.		
21	b. It is proposed that the land area hereinafter described be changed to U-SU-C1.		
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 U-SU-C to U-SU-C1:		
24 25 26	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		
27 28 29	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		
30 31	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		
32 33 34 35	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		
36 37	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		
38	in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline		
30	thereof, which are immediately adjacent to the aforesaid specifically described area		

BY AUTHORITY

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: August 1, 2022		
6	- Chip	PRESIDENT	
7	APPROVED:	MAYOR <u>Aug 2, 2022</u>	
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	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	Kristin M. Bronson, Denver City Attorney		
19 20	BY: Anshul Bagga , Assistant City Attor	orney DATE: Jun 23, 2022	