1	BY AUTHORITY				
2	ORDINANCE NO COUNCIL BILL NO. CB22-0820				
3	SERIES OF 2022 COMMITTEE OF REFERENCE:				
4	Land Use, Transportation & Infrastructure				
5	<u>A BILL</u>				
6 7 8	For an ordinance changing the zoning classification for 3923, 3929 West 38th Avenue and 3838 North Perry Street in Berkeley.				
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-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 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 PUD 456. 				
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 th 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 AND COUNTY OF DENVER, STATE OF COLORADO				
33 34 35 36 37	3923 W 38 th Ave EAST 27 FEET OF WEST 77 FEET AND WEST 5 FEET OF EAST 50 FEET OF LOTS 20 TO 24, INCLUSIVE, BLOCK 8, FIRST ADDITION TO ARGYLE PARK; AND THE EAST 45 FEET OF LOTS 20 TO 24, INCLUSIVE, BLOCK 8 FIRST ADDDITION TO ARGYLE PARK, 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				
39	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 an				
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		PRE	ESIDENT		
7	APPROVED:	MAY	YOR		
8 9 10	ATTEST:	EX-	RK AND RECORDER, OFFICIO CLERK OF THE Y AND COUNTY OF DENVER		
11	NOTICE PUBLISHED IN THE DAILY JOU	RNAL:	·		
12	PREPARED BY: Nathan J. Lucero, Assist	RED BY: Nathan J. Lucero, Assistant City Attorney		22	
13 14 15 16 17	Pursuant to Section 13-9, D.R.M.C., this put the City Attorney. We find no irregularity a ordinance. The proposed ordinance is not § 3.2.6 of the Charter.	as to form and ha	ave no legal objection to the proposed	d	
18 19	Kristin M. Bronson, Denver City Attorney				
20	BY:, Assistant	City Attorney	DATE:	_	