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, i					
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	 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 and					
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		- PRESIDE	NT			
7	APPROVED:	- MAYOR				
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	ttorney		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	8 Kristin M. Bronson, Denver City Attorney					
19 20	BY: Jonathan Jriffin , Assistant City Attorn	ney DAT	ΓE:	Aug. 16, 2022		