1	BY AUTHORITY		
2	ORDINANCE NO	COUNCIL BILL NO. CB21-0258	
3	SERIES OF 2021	COMMITTEE OF REFERENCE:	
4		Land Use, Transportation & Infrastructure	
5	<u>A BILL</u>		
6 7	For an ordinance changing the zoning classification for 4530 North Winona Court in Berkeley and 4345 North Bryant Street in Sunnyside.		
8	WHEREAS, the City Council has determined, based on evidence and testimony presented a		
9	the public hearing, that the map amendment set forth below conforms with applicable City laws, is		
10	consistent with the City's adopted plans, furthers the public health, safety and general welfare of the		
11	City, will result in regulations and restrictions that are uniform within the U-SU-B1 district, is justified		
12	by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is		
13	consistent with the neighborhood context and the stated purpose and intent of the proposed zone		
14	district;		
15	NOW THEREFORE, BE IT ENACTED BY THE	COUNCIL OF THE CITY AND COUNTY OF	
16	DENVER:		
17	Section 1. That upon consideration of a chang	e in the zoning classification of the land area	
18	hereinafter described, Council finds:		
19	a. The land area hereinafter described is pre	sently classified as U-SU-C1.	
20	b. It is proposed that the land area hereinafter described be changed to U-SU-B1.		
21	Section 2. That the zoning classification of the land area in the City and County of Denver		
22	described as follows shall be and hereby is changed from U-SU-C1 to U-SU-B1:		
23 24 25 26 27	PERRINS SUB, PERRIN AND COOPERS RES CITY AND COUNTY OF DENVER STATE OF COLORADO	BUB	
28		olic rights-of-way, but only to the centerline	
29	thereof, which are immediately adjacent to the aforesa	id specifically described area.	
30 31 32 33 34	BLOCK 35, RESUB OF BLOCKS 1 TO 40 INCL CITY AND COUNTY OF DENVER STATE OF COLORADO	· · · · · · · · · · · · · · · · · · ·	
35	in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline		
36	thereof, which are immediately adjacent to the aforesa	id 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: March 16, 2021 by Consent			
4	MAYOR-COUNCIL DATE: March 23, 2021 by Consent			
5	PASSED BY THE COUNCIL:			
6		PRESIDENT		
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 Attorney		DATE: March 25, 202°	
13 14 15 16	Pursuant to Section 13-12, 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.			
17	Kristin M. Bronson, Denver City Attorney			
1Ω	RV: Assistant City At	torney DAT	r⊏.	