| 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<br>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 change in the zoning classification of the land area  |  |  |
| 18                         | hereinafter described, Council finds:   |  |  |
| 19                         | a. The land area hereinafter described is presently 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 Denve  |  |  |
| 22                         | described as follows shall be and hereby is changed from U-SU-C1 to U-SU-B1:  |  |  |
| 23<br>24<br>25<br>26<br>27 | EAST 125 FEET OF LOT 18 BLOCK 3 PERRINS SUB, PERRIN AND COOPERS RESUB CITY AND COUNTY OF DENVER STATE OF COLORADO   |  |  |
| 28                         | in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline  |  |  |
| 29                         | thereof, which are immediately adjacent to the aforesaid specifically described area.   |  |  |
| 30<br>31<br>32<br>33<br>34 | LOT 17 AND SOUTH HALF OF LOT 16 EXCLUDING REAR 8 FEET TO CITY, BLOCK 35, RESUB OF BLOCKS 1 TO 40 INCLUSIVE BERKELEY 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 aforesaid specifically described area.   |  |  |

| 1                    | <b>Section 3.</b> 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: March 16, 2021 by Consent  |                         |   |  |
| 4                    | MAYOR-COUNCIL DATE: March 23, 2021 by Consent   |                         |   |  |
| 5                    | PASSED BY THE COUNCIL:  |                         |   |  |
| 6                    |   | PRE                     | SIDENT  |  |
| 7                    | APPROVED:   |                         | OR  |  |
| 8<br>9<br>10         | ATTEST:   | EX-0                    | - 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<br>14<br>15<br>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   | y Attorney              |   |  |
| 1 2                  | BV: Jonathan Griffin  | Assistant City Attorney | DATE: Mar 23, 2021  |  |