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 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 Denver			
22	described as follows shall be and hereby is changed from U-SU-C1 to U-SU-B1:			
23 24 25 26 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 31 32 33 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.			

I	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: March 16, 2021 by Consent				
4	MAYOR-COUNCIL DATE: March 23, 2021 by Consent				
5	PASSED BY THE COUNCIL:	ICIL:April 26, 2021			
6	Saugilmone	PRESII	DENT		
7	APPROVED:	MAYOF	MAYOR		
8 9 10	ATTEST:	EX-OF	- CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER		
11	NOTICE PUBLISHED IN THE DAILY JOU	JRNAL:	·····;		
12	PREPARED BY: Nathan J. Lucero, Assis	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				
18	BV. Jonathan Griffin Assistant	City Attorney	DATE: Mar 23, 2021		