1		<u>BY AUTHORITY</u>	
2	ORDINANCE NO	COUNCIL BILL NO. CB21-0448	
3	SERIES OF 2021	COMMITTEE OF REFERENCE:	
4		Land Use, Transportation & Infrastructure	
5		<u>A BILL</u>	
6 7	For an ordinance changing the ze Sunnyside.	oning classification for 4785 North Tejon Street in	
8	WHEREAS, the City Council has c	letermined, based on evidence and testimony presented at	
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-MX-3 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 ENAC	TED BY THE COUNCIL OF THE CITY AND COUNTY OF	
16	DENVER:		
17	Section 1. That upon consideration	on of a change in the zoning classification of the land area	
18	hereinafter described, Council finds:		
19	a. The land area hereinafter de	escribed is presently classified as U-SU-C.	
20	b. It is proposed that the land a	rea hereinafter described be changed to U-MX-3.	
21	Section 2. That the zoning classi	fication of the land area in the City and County of Denver	
22	described as follows shall be and hereby	is changed from U-SU-C to U-MX-3:	
23 24 25		E EAST 121 FEET OF PLOT 4, BLOCK 4, NORTH Y OF DENVER, STATE OF COLORADO	
26	in addition, thereto those portions of al	l abutting public rights-of-way, but only to the centerline	
27	thereof, which are immediately adjacent t	to the aforesaid specifically described area.	
28	Section 3. That this ordinance sha	all be recorded by the Manager of Community Planning and	
29	Development in the real property records of	of the Denver County Clerk and Recorder.	

1	COMMITTEE APPROVAL DATE: April 27, 2021		
2	MAYOR-COUNCIL DATE: May 4, 2021 by Consent		
3	PASSED BY THE COUNCIL:	July 12, 2021	
4	Stangelmone	- PRESIDENT	
5	APPROVED:	MAYOR	
6 7 8	ATTEST:	- CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER	
9	NOTICE PUBLISHED IN THE DAILY JOURNAL	:;;	
10	PREPARED BY: Nathan J. Lucero, Assistant C	ty Attorney DATE: June 10, 2021	
11 12 13 14	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.		
15	Kristin M. Bronson, Denver City Attorney		
16	BY:, Assistant City At	torney DATE:	