

1 BY AUTHORITY

2 ORDINANCE NO. _____
3 SERIES OF 2013

COUNCIL BILL NO. CB13-0406
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 1300 South Sheridan**
7 **Boulevard.**

8
9 **WHEREAS**, the City Council has determined, based on evidence and testimony presented
10 at the public hearing, that the map amendment set forth below conforms with applicable City laws,
11 is in accordance with the Comprehensive Plan, is necessary to promote the public health, safety
12 and general welfare of the City, is justified by one of the circumstances set forth in Section
13 12.4.10.14 of the Denver Zoning Code, and is consistent with the neighborhood context and the
14 stated purpose and intent of the proposed zone 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 1. That the land area hereinafter described is presently classified as PUD 511.
- 20 2. That the Owner proposes that the land area hereinafter described be changed to E-MX-3.

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 PUD 511 to E-MX-3:

23
24 LOTS 1 TO 4, INCLUSIVE,
25 BLOCK 1,
26 SHERIDAN SUNSET SUBDIVISION,
27 CITY AND COUNTY OF DENVER,
28 STATE OF COLORADO.

29
30 LESS AND EXCEPT:

31
32 A PARCEL OF LAND BEING A PART OF LOTS 1 THROUGH 4, BLOCK 1, SHERIDAN SUNSET
33 SUBDIVISION AS RECORDED IN PLAT BOOK 20 AT PAGE 29 OF THE CITY AND COUNTY OF
34 DENVER CLERK AND RECORDERS OFFICE, BEING A PART OF THE NORTHWEST QUARTER OF
35 SECTION 19, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY
36 AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED
37 AS FOLLOWS:

38
39 THE WESTERLY 10.00 FEET OF SAID LOTS 1, 2, 3 AND 4, AND THE SOUTHERLY 4.00 FEET OF
40 SAID LOT 4. SAID PARCEL CONTAINS 2,609 SQUARE FEET (0.0599 ACRES), MORE OR LESS.

1 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline
2 thereof, which are immediately adjacent to the aforesaid specifically described area.

3 **Section 3.** That this ordinance shall be recorded by the Manager of Community Planning
4 and Development in the real property records of the Denver County Clerk and Recorder.

5 COMMITTEE APPROVAL DATE: June 25, 2013

6 MAYOR-COUNCIL DATE: July 2, 2013

7 PASSED BY THE COUNCIL: _____, 2013

8 _____ - PRESIDENT

9 APPROVED: _____ - MAYOR _____, 2013

10 ATTEST: _____ - CLERK AND RECORDER,
11 EX-OFFICIO CLERK OF THE
12 CITY AND COUNTY OF DENVER

13 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2013; _____, 2013

14 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: July 3, 2013

15 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
16 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
17 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
18 § 3.2.6 of the Charter.

19 Douglas J. Friednash, Denver City Attorney

20 BY: _____, Assistant City Attorney DATE: _____, 2013