

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2017

COUNCIL BILL NO. CB16-1309  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 3087 S. Sheridan Boulevard.**

**WHEREAS**, the City Council has determined, based on evidence and testimony presented at the public hearing, that the map amendment set forth below conforms with applicable City laws, is consistent with the City’s adopted plans, furthers the public health, safety and general welfare of the City, will result in regulations and restrictions that are uniform within the S-CC-3x district, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is consistent with the neighborhood context and the stated purpose and intent of the proposed zone district;

**NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

**Section 1.** That upon consideration of a change in the zoning classification of the land area hereinafter described, Council finds:

- a. The land area hereinafter described is presently classified as B-2 with Waivers.
- b. It is proposed that the land area hereinafter described be changed to S-CC-3x.

**Section 2.** That the zoning classification of the land area in the City and County of Denver described as follows shall be and hereby is changed from B-2 with Waivers to S-CC-3x:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING A PORTION OF BLOCK 43, BEAR VALLEY SUBDIVISION, A PLAT RECORDED MARCH 7, 1961 AT RECEPTION NUMBER 64912 IN THE RECORDS OF DENVER COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36, AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36 TO HAVE AN ASSUMED BEARING OF NORTH 00°27'25" WEST, (THE SOUTH END OF SAID LINE BEING MARKED BY A NUMBER 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3 1/4" ALUMINUM CAP MARKED BY PLS LICENSE NUMBER 13258 IN A MONUMENT BOX AND THE NORTH END OF SAID LINE BEING MARKED BY A NUMBER 6 REBAR OF UNKNOWN LENGTH

1 WITH AN ILLEGIBLE 3 1/4" ALUMINUM CAP IN A MONUMENT BOX), WITH ALL  
2 OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

3  
4 THENCE ALONG SAID EAST LINE, NORTH 00°27'25" WEST A DISTANCE OF  
5 1,241.20 FEET TO THE POINT OF BEGINNING;

6 THENCE ALONG THE NORTHERLY LINE OF LOT 1, BLOCK 43, SAID BEAR  
7 VALLEY SUBDIVISION, SOUTH 89°52'00" WEST A DISTANCE OF 174.17 FEET;

8 THENCE ALONG THE WESTERLY BOUNDARY OF PARCEL C, AS DESCRIBED IN  
9 THE DEED RECORDED OCTOBER 28, 2014 AT RECEPTION NUMBER 2014130939  
10 IN THE RECORDS OF DENVER COUNTY, NORTH 00°08'00" WEST A DISTANCE OF  
11 178.00 FEET TO THE NORTHERLY BOUNDARY OF PARCEL B, AS DESCRIBED IN  
12 SAID DEED;

13 THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°52'00" EAST A  
14 DISTANCE OF 173.17 FEET;

15 THENCE ALONG THE EASTERLY BOUNDARY OF THE AFOREMENTIONED  
16 BEAR VALLEY SUBDIVISION, SOUTH 00°27'25" EAST A DISTANCE OF 178.00  
17 FEET TO THE POINT OF BEGINNING.

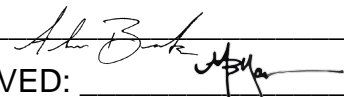
18  
19 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline  
20 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

23 COMMITTEE APPROVAL DATE: December 20, 2016

24 MAYOR-COUNCIL DATE: December 27, 2016

25 PASSED BY THE COUNCIL \_\_\_\_\_ February 6, 2017

26 \_\_\_\_\_ - PRESIDENT  
27 APPROVED:  - MAYOR \_\_\_\_\_ Feb 7, 2017

28 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
29 EX-OFFICIO CLERK OF THE  
30 CITY AND COUNTY OF DENVER

31 NOTICE PUBLISHED IN THE DAILY JOURNAL \_\_\_\_\_;

32 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: January 5, 2017

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34 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
35 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
36 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
37 § 3.2.6 of the Charter.

38  
39 Kristin M. Bronson, Denver City Attorney

40 BY: , Assistant City Attorney DATE: \_\_\_\_\_ Jan 5, 2017