

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2015

COUNCIL BILL NO. CB15-0573
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance changing the zoning classification for 2698 S. Federal 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-MX-3 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:

1. That the land area hereinafter described is presently classified as S-MU-3.
2. That the Owner proposes that the land area hereinafter described be changed to S-MX-3.

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 S-MU-3 to S-MX-3:

PARCEL A:

A PART OF LOT 4, BLOCK 2, BOULEVARD GARDENS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 10 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT ALONG THE NORTH LINE OF SAID LOT; THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT N89°56’26”E. 138.08 FEET; THENCE S00°00’06”E, 66.75 FEET TO THE SOUTH LINE OF SAID LOT; THENCE S89°54’31”W ALONG THE SOUTH LINE OF SAID LOT, 138.40 FEET; THENCE N00°16’23”E. 66.83 FEET TO THE POINT OF BEGINNING,
CITY AND COUNTY OF DENVER
STATE OF COLORADO

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

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

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4 COMMITTEE APPROVAL DATE: September 2, 2015.

5 MAYOR-COUNCIL DATE: September 8, 2015.

6 PASSED BY THE COUNCIL: _____, 2015
7 _____ - PRESIDENT

8 APPROVED: _____ - MAYOR _____, 2015

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

12 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2015; _____, 2015

13 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: September 10, 2015

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

18 D. Scott Martinez, Denver City Attorney

19 BY: _____, Assistant City Attorney DATE: _____, 2015