

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2016

COUNCIL BILL NO. CB16-0392  
COMMITTEE OF REFERENCE:  
4 Neighborhoods & Planning

5 **A BILL**

6 **For an ordinance changing the zoning classification for 446 N. Sheridan Blvd.**  
7

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

15 **NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY**  
16 **OF 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 119.  
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  
22 Denver described as follows shall be and hereby is changed from PUD 119 to E-MX-3:

23 Legal Description 446 SHERIDAN  
24 THE SOUTH 60 FEET OF THE WEST 180 FEET OF THE NORTH ½ OF THE SOUTHWEST ¼ OF  
25 THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 68  
26 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN. EXCEPT THE WEST 30 FEET, AND EXCEPT THAT  
27 PORTION APPROPRIATED TO THE CITY AND COUNTY OF DENVER STIPULATED RULE AND  
28 DECREE RECORDED AUGUST 21, 2003, UNDER RECEPTION NO. 2003176050, CITY AND  
29 COUNTY OF DENVER, STATE OF COLORADO.

30  
31 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline  
32 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

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1 COMMITTEE APPROVAL DATE: May 25, 2016.

2 MAYOR-COUNCIL DATE: May 31, 2016.

3 PASSED BY THE COUNCIL: \_\_\_\_\_, 2016

4 \_\_\_\_\_ - PRESIDENT

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_, 2016

6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2016; \_\_\_\_\_, 2016

10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: June 9, 2016

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

16 Denver City Attorney

17 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2016