

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2019

COUNCIL BILL NO. CB19-0577  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 1634, 1640, 1642, 1650 and 1680 Sheridan Boulevard in West Colfax.**

**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 U-MS-3 and U-MS-2 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 U-SU-C2 and U-RH-3A.
- b. It is proposed that the land area hereinafter described be changed to U-MS-3 and U-MS-2.

**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 U-SU-C2 and U-RH-3A to U-MS-3:

- 1634 Sheridan, Parcel ID 0231303005000:  
BRINKHAUS' SLOAN LAKE ADDITION 2ND FILING BLOCK 3 LOTS 15 & 16
- 1640 Sheridan, Parcel ID 0231303013000:  
BRINKHAUS' SLOAN LAKE ADDITION 2ND FILING BLOCK 3 LOTS 13 & 14
- 1650 Sheridan, Parcel ID 0231303004000:  
BRINKHAUS' SLOAN LAKE ADDITION 2ND FILING BLOCK 3 LOTS 9 TO 12
- 1680 Sheridan, Parcel ID 0231303014000:  
BRINKHAUS' SLOAN LAKE ADDITION 2ND FILING BLOCK 3 LOTS 3 TO 8; AND THE SOUTH 3 FEET OF LOT 2

in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline

1 thereof, which are immediately adjacent to the aforesaid specifically described area.

2 **Section 3.** That the zoning classification of the land area in the City and County of Denver  
3 described as follows shall be and hereby is changed from U-SU-C2 to U-MS-2:

4 1680 Sheridan, Parcel ID 0231303014000:

5 BRINKHAUS' SLOAN LAKE ADDITION 2ND FILING BLOCK 3; LOT 1 AND THE NORTH  
6 THE NORTH 22 FEET OF LOT 2

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

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

11 COMMITTEE APPROVAL DATE: June 18, 2019

12 MAYOR-COUNCIL DATE: June 25, 2019

13 PASSED BY THE COUNCIL: \_\_\_\_\_

14 \_\_\_\_\_ - PRESIDENT

15 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

16 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
17 EX-OFFICIO CLERK OF THE  
18 CITY AND COUNTY OF DENVER

19 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_; \_\_\_\_\_

20 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: July 18, 2019

21 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
22 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
23 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
24 § 3.2.6 of the Charter.

25 Kristin M. Bronson, Denver City Attorney

26 BY:  \_\_\_\_\_, Assistant City Attorney DATE: Jul 18, 2019 \_\_\_\_\_