

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2017

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

5 **A BILL**

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

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 S-CC-3x district, is
12 justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and
13 is consistent with the neighborhood context and the stated purpose and intent of the proposed zone
14 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 a. The land area hereinafter described is presently classified as B-2 with Waivers.
- 20 b. It is proposed that the land area hereinafter described be changed to S-CC-3x.

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 B-2 with Waivers to S-CC-3x:

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

30
31 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36, AND
32 CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID
33 SECTION 36 TO HAVE AN ASSUMED BEARING OF NORTH 00°27'25" WEST, (THE
34 SOUTH END OF SAID LINE BEING MARKED BY A NUMBER 6 REBAR OF
35 UNKNOWN LENGTH WITH AN ATTACHED 3 1/4" ALUMINUM CAP MARKED BY
36 PLS LICENSE NUMBER 13258 IN A MONUMENT BOX AND THE NORTH END OF
37 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 _____

26 _____ - PRESIDENT

27 APPROVED: _____ - MAYOR _____

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: _____