

**BY AUTHORITY**

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

COUNCIL BILL NO. CB17-0755

COMMITTEE OF REFERENCE:

Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 2600 South Sheridan Boulevard in Harvey Park.**

**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-SU-D 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 PUD 579.

b. It is proposed that the land area hereinafter described be changed to S-SU-D.

**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 PUD 579 to S-SU-D:

**LEGAL DESCRIPTION**

2600 S. SHERIDAN BLVD.

Lots 1 and 2, Block 1, RESUBDIVISION OF LAKERIDGE, according to the recorded plat thereof, EXCEPT that part described as follows:

Beginning at a point 1959.7 feet North and 46 feet East of the Southwest corner of Section 30, Township 4 South, Range 68 West (which point is 30 feet North and 15 feet East of the Northwest corner of Lakeridge as originally platted); thence North parallel to the West line of said Section a distance of 25 feet; thence East at right angles 25 feet; thence South 25 feet; thence West 25 feet to the Point of Beginning, City and County of Denver, State of Colorado.

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

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

5 COMMITTEE APPROVAL DATE: July 18, 2017

6 MAYOR-COUNCIL DATE: July 25, 2017

7 PASSED BY THE COUNCIL: August 28, 2017

8 \_\_\_\_\_ - PRESIDENT PRO-TEM

9 APPROVED: \_\_\_\_\_ - MAYOR Aug 29, 2017

10 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
11 EX-OFFICIO CLERK OF THE  
12 CITY AND COUNTY OF DENVER

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

14 PREPARED BY: Nathan J. Lucero, Assistant City Attorney . DATE: July 27, 2017

15 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
16 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
17 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
18 § 3.2.6 of the Charter.

19 Kristin M. Bronson, Denver City Attorney

20 BY: \_\_\_\_\_, Assistant City Attorney DATE: Jul 26, 2017