

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2018

COUNCIL BILL NO. CB18-0130  
COMMITTEE OF REFERENCE:  
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 680 Sheridan Blvd. in Villa**  
7 **Park.**

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, 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 PUD 1.
- 20 b. It is proposed 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 Denver  
22 described as follows shall be and hereby is changed from PUD 1 to E-MX-3:

23 **LEGAL DESCRIPTION**

24  
25 THAT PART OP THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SOUTHWEST  
26 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., AND  
27 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

28  
29 BEGINNING AT A POINT 195 FEET NORTH AND 110 FEET EAST OF THE  
30 SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 0 DEGREES 02  
31 MINUTES EAST, AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST 1/4,  
32 466.6 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 30 SECONDS WEST, 60  
33 FEET, THENCE NORTH 0 DEGREES 02 MINUTES EAST, AND PARALLEL TO THE  
34 WEST LINE OF SAID SOUTHWEST 1/4 88.8 FEET; THENCE SOUTH 89 DEGREES  
35 12 MINUTES 30 SECONDS EAST, 445 FEET, THENCE SOUTH 0 DEGREES 02  
36 MINUTES WEST, 88.8 FEET HENCE

1 SOUTH 89 DEGREES 12 MINUTES 30 SECONDS EAST, 157.46 FEET.; THENCE  
2 SOUTH 0 DEGREES 07 MINUTES 30 SECONDS EAST, 493 FEET; THENCE NORTH  
3 89 DEGREES 58 MINUTES WEST, 463.78 FEET; THENCE NORTH 0 DEGREES 02  
4 MINUTES EAST, 32.5 FEET; THENCE NORTH 89 DEGREES 12 MINUTES WEST, 80  
5 FEET MORE OR LESS TO THE POINT OF BEGINNING. CITY AND COUNTY OF  
6 DENVER, STATE OF COLORADO.

7  
8 TOGETHER WITH THE RIGHTS CREATED IN THAT CERTAIN EASEMENT DATED  
9 JULY 24, 1978, AND RECORDED AUGUST 11, 1978, IN BOOK 1724 AT PAGE 448,  
10 DENVER COUNTY RECORDS, COLORADO.

11  
12 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline  
13 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

16 COMMITTEE APPROVAL DATE: February 6, 2018

17 MAYOR-COUNCIL DATE: February 13, 2018

18 PASSED BY THE COUNCIL: \_\_\_\_\_

19 \_\_\_\_\_ - PRESIDENT

20 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

21 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
22 EX-OFFICIO CLERK OF THE  
23 CITY AND COUNTY OF DENVER

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

25 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: February 15, 2018

26 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
27 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
28 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
29 § 3.2.6 of the Charter.

30 Kristin M. Bronson, Denver City Attorney

31 BY:  \_\_\_\_\_, Assistant City Attorney DATE: Feb 13, 2018