

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37

ORDINANCE NO. **183**
SERIES OF 2009

BY AUTHORITY

COUNCIL BILL NO. **102**
COMMITTEE OF REFERENCE:
Blueprint Denver

A BILL

For an ordinance changing the zoning classification for 3801 East 40th Avenue.

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 in accordance with the Comprehensive Plan, is justified either by changed or changing conditions or to correct manifest error in the prior zoning and is necessary to promote the public health, safety and general welfare;

NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from I-1 to C-MU-20.

A parcel of land situated in the Northeast ¼ of the Southeast ¼ of Section 24, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, being a part of Lots 7-12 and Lots 17-23, Block 11, SWANSEA HEIGHTS, and parts of the vacated alley and vacated street adjacent to said lots, more particularly described as follows:

Beginning at a 3 inch diameter aluminum cap found at the Southeast Corner of the Northeast ¼ of the Southeast ¼ of said Section 24; thence North 00°05'33" West along the East Line of the Southeast ¼ of said Section 24, 60.00 feet; thence South 89°59'01" West, 323.55 feet to the True Point of Beginning; thence continuing along said above described course, 232.00 feet; thence North 00°05'45" West, 94.50 feet; thence South 89°54'04" West, 73.00 feet; thence North 00°05'45" West, 17.14 feet; thence North 89°54'04" East, 179.80 feet to a point of curve; thence on a curve to the left whose radius is 25.00 feet, central angle is 54°35'27", chord bearing is North 62°36'20" East, and chord distance is 22.93 feet, an arc distance of 23.82 feet; thence North 35°18'37" East, 22.68 feet; thence South 54°41'23" East, 86.67 feet to a point of curve; thence on a curve to the right whose radius is 50.00 feet, central angle is 54°35'27", chord bearing is South 27°23'40" East, and chord distance is 45.86 feet, an arc distance of 47.64 feet; thence South 00°05'56" East, 50.00 feet to the True Point of Beginning.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

1 Basis of Bearings: The West Line of Block 11, SWANSEA HEIGHTS being an assumed
2 bearing of North 00°05'45" West between two No. 5 rebars with caps stampd L.S. No.
3 23041 – one at the Northwest Corner of said block and the other 280.12 feet southerly of
4 said Northwest Corner on the West Line of said block.
5 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline
6 thereof, which are immediately adjacent to the aforesaid specifically described area.

7 **Section 2.** That this ordinance shall be recorded by the Department of Zoning
8 Administration among the records of the Clerk and Recorder of the City and County of Denver.

9 COMMITTEE APPROVAL DATE: February 11, 2009 MAYOR-COUNCIL DATE: February 17, 2009

10 PASSED BY THE COUNCIL March 23 2009

11 [Signature] - PRESIDENT

12 APPROVED: [Signature] - MAYOR March 24, 2009

13 ATTEST: [Signature] - CLERK AND RECORDER,
14 EX-OFFICIO CLERK OF THE
15 CITY AND COUNTY OF DENVER

16 NOTICE PUBLISHED IN THE DAILY JOURNAL Feb. 25, 2009; Mar. 26, 2009

17 PREPARED BY: ¹⁴⁴ KAREN AVILES, ASSISTANT CITY ATTORNEY, February 19, 2009

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

22 David R. Fine, City Attorney

23 BY: [Signature], Assistant City Attorney DATE: February 19, 2009

