

BY AUTHORITY

ORDINANCE NO. _____

COUNCIL BILL NO. CB24-1370

SERIES OF 2024

COMMITTEE OF REFERENCE:

AMENDED 11-25-24

Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for multiple properties in Athmar Park, College View-South Platte, Elyria Swansea, and Westwood.

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, and will result in regulations and restrictions that are uniform within the Manufactured Home Community (MHC) 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 I-A, UO-2; E-TU-C; E-TU-C, UO-1, UO-2; S-MX-3; S-MX-3, UO-1, UO-2; and E-TU-B.

b. It is proposed that the land area hereinafter described be changed to MHC.

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 I-A, UO-2 to MHC:

Aspen Terrace
Parcel 0516400157000
901 S. Huron St.
9,000 Sq ft .21 ac

The South 30 feet of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado.

EXCEPT THE EAST 30 FEET.

Parcel 0516400158000
901 S. Huron St.
900 Sq ft. 02 ac

The East 30 feet of the South 30 feet of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 4 South, Range 68 West of the 6th Principal Meridian, City & County of Denver, State of Colorado.

1
2 **Parcel 0516400318998**

3 960 S. Jason St.
4 198,370 Sq. ft 4.55 ac
5

6 Part of the Southeast 1/4 Southeast 1/4 of Section 16, Township 4 South, Range 68 West described
7 as follows: Commencing at a point 676.5 feet North of the intersection of the East line of Jason Street
8 and the South line of said Southeast 1/4 running thence North along the East line of South Jason
9 Street 323.0 feet; thence East at right angles to the East line of said Southeast 1/4 Southeast 1/4;
10 thence South at right angles 323.0 feet; thence West at right angles to the point of beginning, except
11 right of adjoining owners in the North 8 feet of premises above described and except that part
12 described in Book 8920, Page 136, City and County of Denver, Colorado

13 AND

14 **Longview Trailer Park**
15 **Parcel 0213107020000**

16 5220 N. Steele St.
17 41,437 Sq Ft .95 ac
18

19 **Parcel 0213107021000**

20 5225 N. Adams St.
21 1.17 ac
22

23 LOTS 9 TO 21, INCLUSIVE, AND,
24 LOTS 25 TO 40, INCLUSIVE,
25 BLOCK 3,
26 LATHAN'S RIVERSIDE SUBDIVISION,
27 CITY AND COUNTY OF DENVER,
28 STATE OF COLORADO

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

31 **Section 3.** That the zoning classification of the land area in the City and County of Denver
32 described as follows shall be and hereby is changed from S-MX-3 and S-MX-3, UO-1, UO-2 to MHC:

33 **Shady Acres**
34 **Parcel 0529100005998**

35 2040 S. Federal Blvd.
36 274.190 Sq ft 6.29 ac
37

38 Lots 11 and 12 and Lot 10, Except the North 13 feet thereof, and Lots 37 to 40 and the South 2
39 feet of Lot 41,
40 TOGETHER with the West 1/2 of vacated Jeffries Street adjacent to Lots 37 to 40 and the South 2
41 feet of Lot 41,
42 AND the East 1/2 of vacated alley adjacent to Lots 37 to 40 and the South 2 feet of Lot 41,
43 And the West 1/2 of vacated alley adjacent to Lots 11 and 12 and Lot 10 except the North 13 feet
44 thereof,
45 All in Block 21,
46 SHERIDAN HEIGHTS
47

1 AND

2
3 A tract of land in the NW 1/4 NE 1/4 of Section 29, Township 4 South, Range 68 West of the 6th
4 P.M., described as follows:

5
6 Commencing at a point 60 feet North and 346 feet East of the Southwest Corner of said NW 1/4
7 NE 1/4 thence East and parallel to the South line of said NW 1/4 NE 1/4 to a point 854 feet East
8 and 60 feet North of the Southwest corner of said NW 1/4 NE 1/4;
9 thence Northeasterly to a point 857.6 feet East and 367 feet North of said Southwest corner of said
10 NW 1/4 NE 1/4;
11 thence West to a point 30 feet East of the East line of the E 1/2 SW 1/4 NW 1/4 NE 1/4;
12 thence North and parallel to the East line of said E 1/2 SW 1/4 NW 1/4 NE 1/4 and said line
13 extended Northerly to a point 682 feet North of the South line of said NW 1/4 NE 1/4; thence West
14 along a line parallel to South line of said NW 1/4 NE 1/4 to a point 346 feet East of the West line of
15 said NW 1/4 NE 1/4; thence South to point of beginning;

16
17 City and County of Denver,
18 State of Colorado

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 4.** 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 E-TU-C and E-TU-C, UO-1, UO-2 to MHC:

23 **Montevista**
24 **4501 W. Kentucky Ave.**
25 **Parcel**
26 0518300303998
27 157,414 Sq Ft 3.61 ac

28
29 BEGINNING AT A POINT WHERE THE NORTH RIGHT-OF-WAY LINE OF WEST KENTUCKY
30 AVENUE INTERSECTS THE EAST LINE OF THE SOUTHWEST QUARTER, SAID POINT BEING
31 30.00 FEET NORTH OF THE CENTER SOUTH ONE-SIXTEENTH CORNER OF SECTION 18,
32 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

33
34 THENCE NORTH 89°50'03" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE
35 OF 775.00 FEET TO THE EAST LINE OF THE PARCEL AS DESCRIBED IN RECEPTION NO.
36 2014112930;

37
38 THENCE NORTH 00°02'26" WEST, A DISTANCE OF 120.00 FEET, ALONG SAID EAST LINE TO
39 THE NORTHEAST CORNER OF SAID PARCEL;

40
41 THENCE NORTH 89°50'03" WEST, A DISTANCE OF 6.69 FEET, ALONG THE NORTH LINE OF
42 SAID PARCEL TO THE EAST LINE OF THE PARCEL, AS DESCRIBED IN RECEPTION NO.
43 2011044839;

44
45 THENCE NORTH 00°59'45" EAST, A DISTANCE OF 150.33 FEET, ALONG SAID EAST LINE TO
46 THE SOUTH RIGHT-OF-WAY LINE OF KOENER DITCH LATERAL;

47

1 THENCE ALONG SAID SOUTH DITCH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2)
2 COURSES AND DISTANCES;

- 3
- 4 1. SOUTH 85°01'46" EAST, A DISTANCE OF 228.73 FEET;
- 5
- 6 2. THENCE SOUTH 71°33'47" EAST, A DISTANCE OF 194.86 FEET;
- 7

8 THENCE NORTH 88°39'48" EAST, A DISTANCE OF 54.68 FEET, TO A POINT ON THE NORTH
9 RIGHT-OF-WAY LINE OF SAID DITCH;

10
11 THENCE ALONG SAID NORTH DITCH RIGHT-OF-WAY THE FOLLOWING THREE (3)
12 COURSES AND DISTANCES;

- 13
- 14 1. THENCE SOUTH 85°31'15" EAST, A DISTANCE OF 73.16 FEET;
- 15
- 16 2. THENCE SOUTH 79°21'32" EAST, A DISTANCE OF 117.23 FEET;
- 17
- 18 3. THENCE NORTH 89°33'26" EAST, A DISTANCE OF 122.23 FEET, TO THE EAST LINE
19 OF THE SOUTHWEST QUARTER OF SECTION 18;
- 20

21 THENCE SOUTH 00°29'59" EAST, ALONG SAID EAST LINE, A DISTANCE OF 166.00 FEET TO
22 THE POINT OF BEGINNING.

23
24 CONTAINING 164,615 SQ. FT. OR 3.779 ACRES

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

27 **Section 5.** That the zoning classification of the land area in the City and County of Denver
28 described as follows shall be and hereby is changed from E-TU-B to MHC:

29 **York Mobile Home Park**
30 **4765 York St.**
31 **Parcel 0223101020000**
32 36,210 Sq Ft .83 ac

33
34 Lots 36 to 49 inclusive, Block 1, Elyria,
35 City and County of Denver,
36 State of Colorado

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

39 **Section 6.** That this ordinance shall be recorded by the Manager of Community Planning and
40 Development in the real property records of the Denver County Clerk and Recorder.

41 **Section 7. Effective date.** This ordinance shall be effective December 16, 2024.

1 COMMITTEE APPROVAL DATE: October 15, 2024

2 MAYOR-COUNCIL DATE: October 22, 2024

3 PASSED BY THE COUNCIL: November 25, 2024

4 *Amursh P. Sandora* - PRESIDENT

5 APPROVED: _____ - MAYOR _____

6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____

10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: October 24, 2024

11 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of
12 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
14 § 3.2.6 of the Charter.

15
16 Kerry Tipper, Denver City Attorney

17
18 BY: *Anshul Bagga*, Assistant City Attorney DATE: November 26, 2024