

**BY AUTHORITY**

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

COUNCIL BILL NO. CB18-0117  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance correcting the legal description of a specifically described area, generally located at 1400 and 1436 South Irving Street in Mar Lee.**

**WHEREAS**, 1400 and 1436 South Irving Street in Mar Lee were rezoned from PUD 180 to S-MU-3 by Ordinance No. 20170729, Series of 2017; and

**WHEREAS**, the legal description set forth in Ordinance No. 20170729, Series of 2017 was incorrect; and

**WHEREAS**, the owners of the City desire to correct the legal description;

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

**Section 1.** That the legal description for the land area in the City and County of Denver rezoned from PUD 180 to S-MU-3 by Ordinance No. 20170729, Series of 2017, shall be and hereby is corrected and amended in its entirety to be the land area within the following boundaries:

**Legal Description**

**1436 SOUTH IRVING STREET**

THE NORTH 1 /2 OF TRACT 43,  
EXCEPT THE EAST 165 FEET THEREOF,  
AND  
TRACT 44,  
EXCEPT THE NORTH 115 FEET OF THE WEST 121 FEET THEREOF,  
AND  
ALL OF TRACT 45,  
GARFIELD HEIGHTS, NEW FILING,  
THE PLAT OF WHICH WAS RECORDED APRIL 16, 1948, IN PLAT BOOK 4, AT PAGE 17,  
CITY AND COUNTY OF DENVER,  
STATE OF COLORADO.

**1400 SOUTH IRVING STREET**

A PORTION OF TRACT 44,  
GARFIELD HEIGHTS, NEW FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO;  
BEGINNING AT A POINT ON THE NORTH LINE OF TRACT 44 10' EAST OF THE NW CORNER OF SAID TRACT;  
THENCE EAST 111.0' ALONG THE NORTH LINE OF SAID TRACT TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND  
DESCRIBED IN RECEPTION NUMBER 1994084943, CITY AND COUNTY OF DENVER CLERK AND RECORDER RECORDS;

1 THENCE SOUTH 115.0' AND PARALLEL WITH THE WEST LINE OF SAID TRACT 44 TO THE SE  
2 CORNER OF SAID PARCEL;  
3 THENCE WEST 121.0' ALONG THE SOUTH LINE OF SAID PARCEL TO THE SW CORNER  
4 THEREOF;  
5 THENCE NORTH 105.0' ALONG THE WEST LINE OF SAID TRACT 44 TO A POINT 10' SOUTH OF  
6 THE NW CORNER OF  
7 SAID TRACT;  
8 THENCE NE TO POINT OF BEGINNING.

9  
10 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline  
11 thereof, which are immediately adjacent to the aforesaid specifically described area.

12 **Section 2.** All of the other provisions of Ordinance No. 20170729, Series of 2017 shall apply  
13 to the property legally described in Section 1 above.

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 by Consent

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: \_\_\_\_\_