

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2026

COUNCIL BILL NO. CB26-0712
COMMITTEE OF REFERENCE:
Community Planning and Housing

A BILL

For an ordinance changing the zoning classification for 4625 North Milwaukee Street in Elyria Swansea.

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, is in the public interest, 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 E-SU-D.
- b. It is proposed that the land area hereinafter described be changed to U-TU-B.

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 E-SU-D to U-TU-B:

A tract or parcel of land No. AP-83 of the Department of Transportation, State of Colorado Project No. FBR 0704-234 containing 9,346 sq. ft (0.215 acres), more or less, lying in the northeast quarter of the northwest quarter of Section 24, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City & County of Denver, Colorado, being all the land described in the Special Warranty Deed recorded in the records of the City & County of Denver at Reception No. 2006076466.

Said tract or parcel being more particularly described as follows:

Commencing at the center north sixteenth corner of said Section 24, monumented with a 3-1/4" aluminum cap "LS 17488" in a range box, whence the north quarter corner of said Section 24, monumented with a 2" aluminum cap LS 14112 in a range box bears N00°08'22"E, a distance of 1,323.84 feet, thence N64°33'49"W, a distance of 734.16 feet to a point on the west line of Block 6, Plat of Vasquez Court, a subdivision recorded in the records of the City & County of Denver at Book 27, Page 19, said point being 370.00 feet south of the northwest corner of said Block 6, said point also being the POINT OF BEGINNING;

1. Thence S89°52'19"E parallel with the north line of said Block 6, a distance of 99.99 feet to a point on the east line of said Block 6;
2. Thence S00°09'27"W on said east line, a distance of 69.66 feet to a point on the northwesterly right-of-way line of Vasquez Blvd. opened and described at Ordinance 91-1939;

- 1 3. Thence on said northwesterly right-of-way line on the arc of a curve to the right, a radius of 1,830.00
2 feet, a central angle of 03°27'09", a distance of 110.27 feet, (a chord bearing S65°13'59"W, a
3 distance of 110.25 feet) to the southwest corner of said Block 6;
4 4. Thence N00°09'18"E on the west line of said Block 6, a distance of 116.07 feet, more or less, to the
5 POINT OF BEGINNING.

6 The above described parcel contains 9,346 sq. ft. (0.215 acres), more or less. Basis
7 of Bearings: All bearings are grid bearings of the UTM System, Zone 13 North, NAD
8 1983 (1992) determined by a fast static GPS survey. The line between point
9 MCDONNELL and point W410, monumented as shown in the Land Survey Control
10 Diagram of CDOT Project No. NH 0361-070 and filed in the City & County of Denver,
11 CO at Reception No. L013566, bears N14°20'15.6"W.
12

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

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

17 COMMITTEE APPROVAL DATE: June 9, 2026

18 MAYOR-COUNCIL DATE: N/A

19 PASSED BY THE COUNCIL: _____

20 _____ - PRESIDENT

21 APPROVED: _____ - MAYOR _____

22 ATTEST: _____ - CLERK AND RECORDER,
23 EX-OFFICIO CLERK OF THE
24 CITY AND COUNTY OF DENVER

25 NOTICE PUBLISHED IN THE DENVER POST: _____ ; _____

26 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: June 11, 2026

27 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of
28 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed
29 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
30 § 3.2.6 of the Charter.

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32 Miko Ando Brown, Denver City Attorney

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34 BY: _____, Assistant City Attorney DATE: _____