

**BY AUTHORITY**

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

COUNCIL BILL NO. CB18-0421  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for multiple properties generally bounded by 38th Street, Walnut Street, 40th Ave. and the Union Pacific/RTD right-of-way 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, furthers the public health, safety and general welfare of the City, will result in regulations and restrictions that are uniform within the I-MX-8, UO-2, IO-1, DO-7 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 C-MX-8, UO-2, IO-1, DO-7.
- b. It is proposed that the land area hereinafter described be changed to I-MX-8, UO-2, IO-1, DO-7.

**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 C-MX-8, UO-2, IO-1, DO-7 to I-MX-8, UO-2, IO-1, DO-7:

**Legal Description**

The area bounded by 40<sup>th</sup> Ave. on the North, Blake St. on the Northwest, 38<sup>th</sup> St. on the Southwest, and Walnut St. on the Southeast

**Together with the following properties known as:**

Parcel Schedule Number	Site Address	Deed recorded at Reception Number
0223310001000	3801 BLAKE ST	
0223310018000	3941 BLAKE ST	1978054322
0223310022000	3901 BLAKE ST	1977090020
0223310024000	3943 BLAKE ST	2011111196
0223310027000	3855 BLAKE ST MISC	2016029603
0223310028000	3845 BLAKE ST	
0223310029000	3825 BLAKE ST	
0223310030000	3947 BLAKE ST	2011111196
0223310031000	3947 BLAKE ST MISC	2016029603

2  
3 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline  
4 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

7 COMMITTEE APPROVAL DATE: May 1, 2018 by Consent

8 MAYOR-COUNCIL DATE: May 8, 2018 by Consent

9 PASSED BY THE COUNCIL: \_\_\_\_\_ June 11, 2018 \_\_\_\_\_

10 *Alan Berk* - PRESIDENT

11 APPROVED: *Brandon J. Hansen* - MAYOR \_\_\_\_\_ Jun 13, 2018 \_\_\_\_\_

12 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
13 EX-OFFICIO CLERK OF THE  
14 CITY AND COUNTY OF DENVER

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

16 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: May 10, 2018

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

21 Kristin M. Bronson, Denver City Attorney

22 BY: *Kristin J. Crawford*, Assistant City Attorney DATE: \_\_\_\_\_ May 9, 2018 \_\_\_\_\_