

**Legislative Zone Map Amendment – Proposed MHC Zone District
Legal Description 10/3/2024**

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-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.

Parcel 0516400318998

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

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

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

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

S-MX-3 to MHC

Shady Acres
Parcel 0529100005998
2040 S. Federal Blvd.
274.190 Sq ft 6.29 ac

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

AND

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

Commencing at a point 60 feet North and 346 feet East of the Southwest Corner of said NW 1/4 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 and 60 feet North of the Southwest corner of said NW 1/4 NE 1/4;
thence Northeasterly to a point 857.6 feet East and 367 feet North of said Southwest corner of said NW 1/4 NE 1/4;
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;
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 extended Northerly to a point 682 feet North of the South line of said NW 1/4 NE 1/4; thence West 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 said NW 1/4 NE 1/4; thence South to point of beginning;

City and County of Denver,
State of Colorado

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

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-A UO-2 to MHC

Longview Trailer Park
Parcel 0213107020000
5220 N. Steele St.
41,437 Sq Ft .95 ac

Parcel 0213107021000

5225 N. Adams St.

1.17 ac

LOTS 9 TO 21, INCLUSIVE, AND,
LOTS 25 TO 40, INCLUSIVE,
BLOCK 3,
LATHAN'S RIVERSIDE SUBDIVISION,
CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

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

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

E-TU-C UO-1, UO-2 to MHC

Montevista

4501 W. Kentucky Ave.

Parcel

0518300303998

157,414 Sq Ft 3.61 ac

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

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

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

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

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

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

1. SOUTH 85°01'46" EAST, A DISTANCE OF 228.73 FEET;

2. THENCE SOUTH 71°33'47" EAST, A DISTANCE OF 194.86 FEET;

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

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

1. THENCE SOUTH 85°31'15" EAST, A DISTANCE OF 73.16 FEET;

2. THENCE SOUTH 79°21'32" EAST, A DISTANCE OF 117.23 FEET;

3. THENCE NORTH 89°33'26" EAST, A DISTANCE OF 122.23 FEET, TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 18;

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

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

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

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

E-TU-B to MHC

York Mobile Home Park

4765 York St.

Parcel 0223101020000

36,210 Sq Ft .83 ac

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

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