

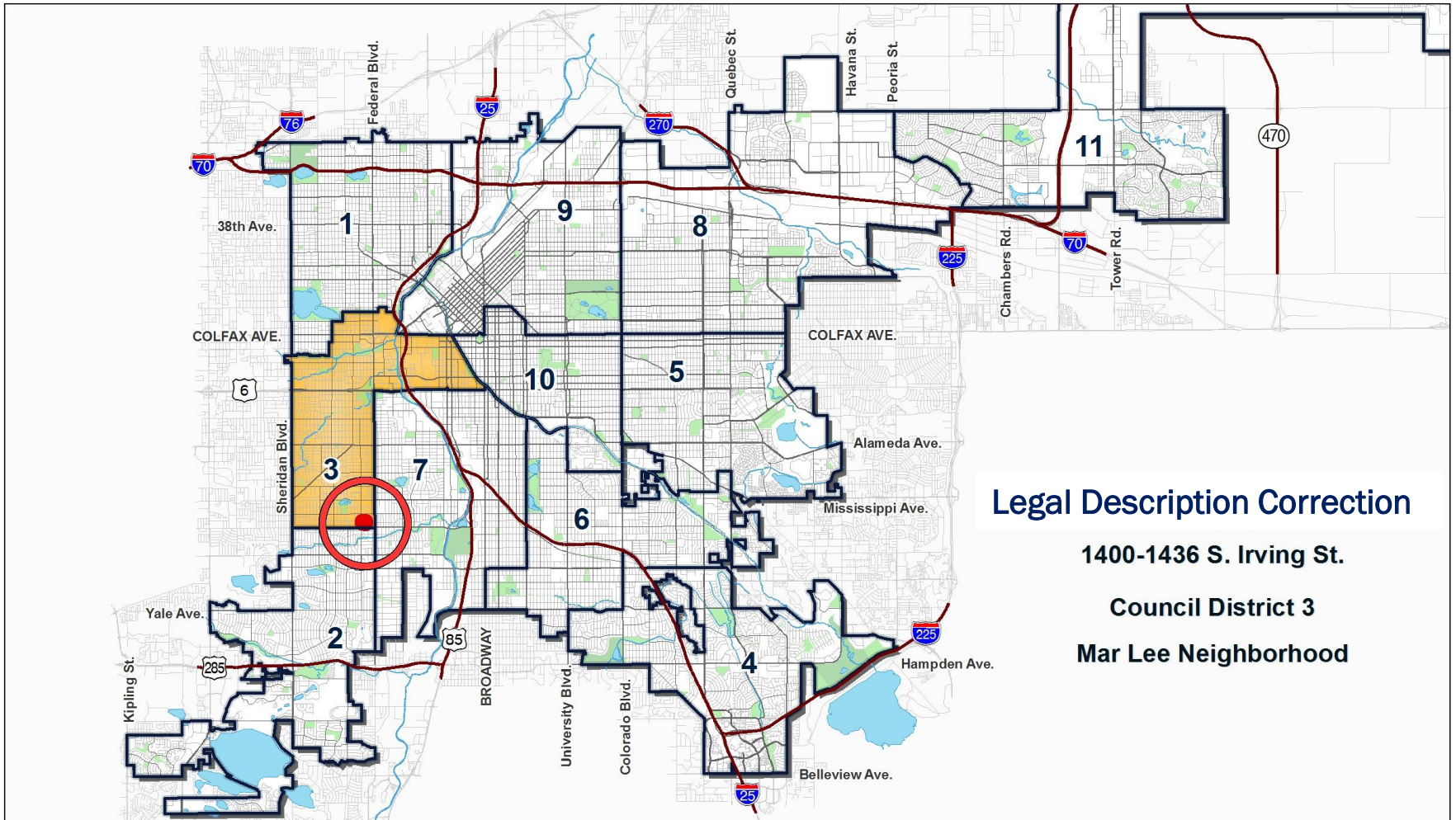


DENVER
THE MILE HIGH CITY

1400 and 1436 S Irving St

Legal Description Correction

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**



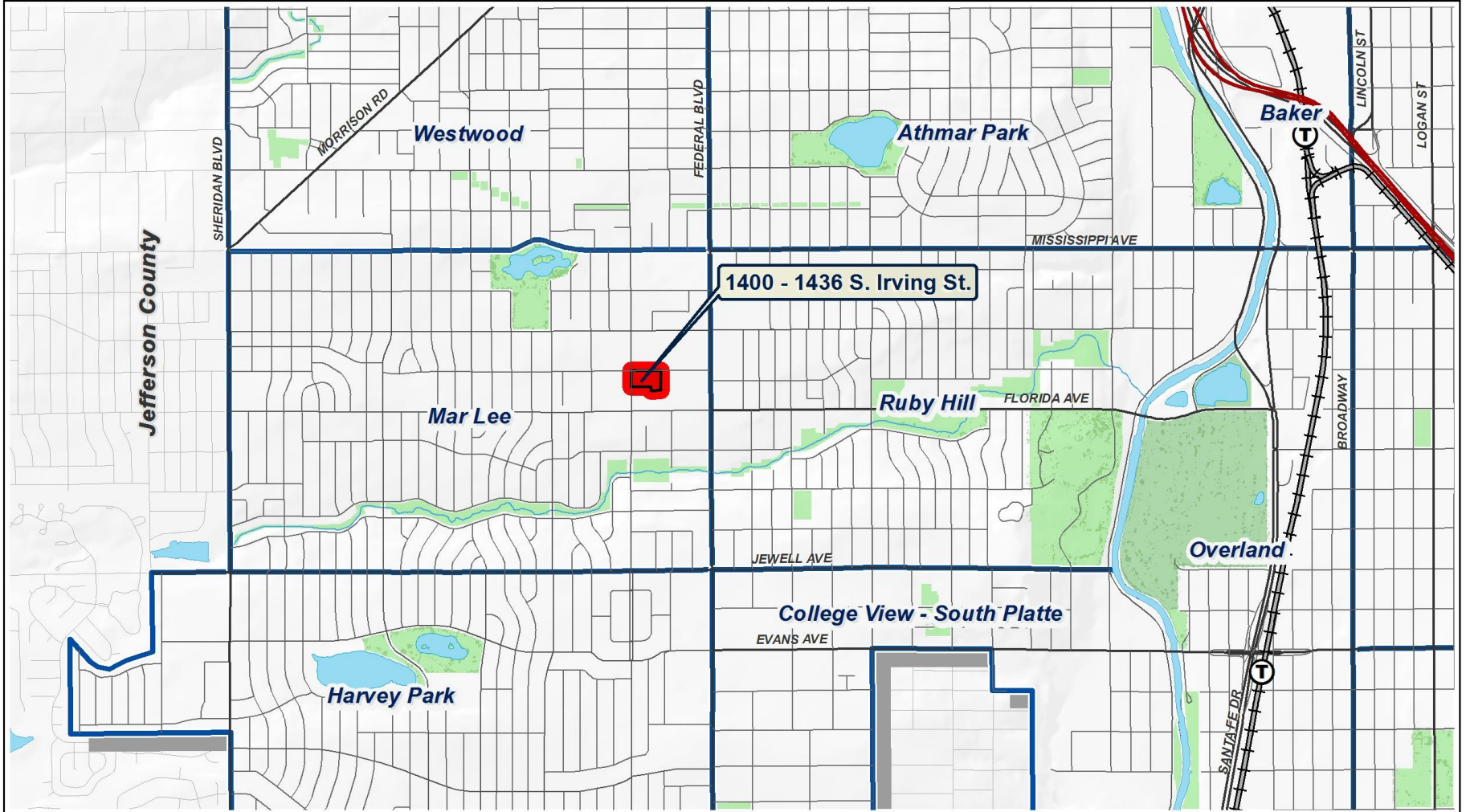
Legal Description Correction

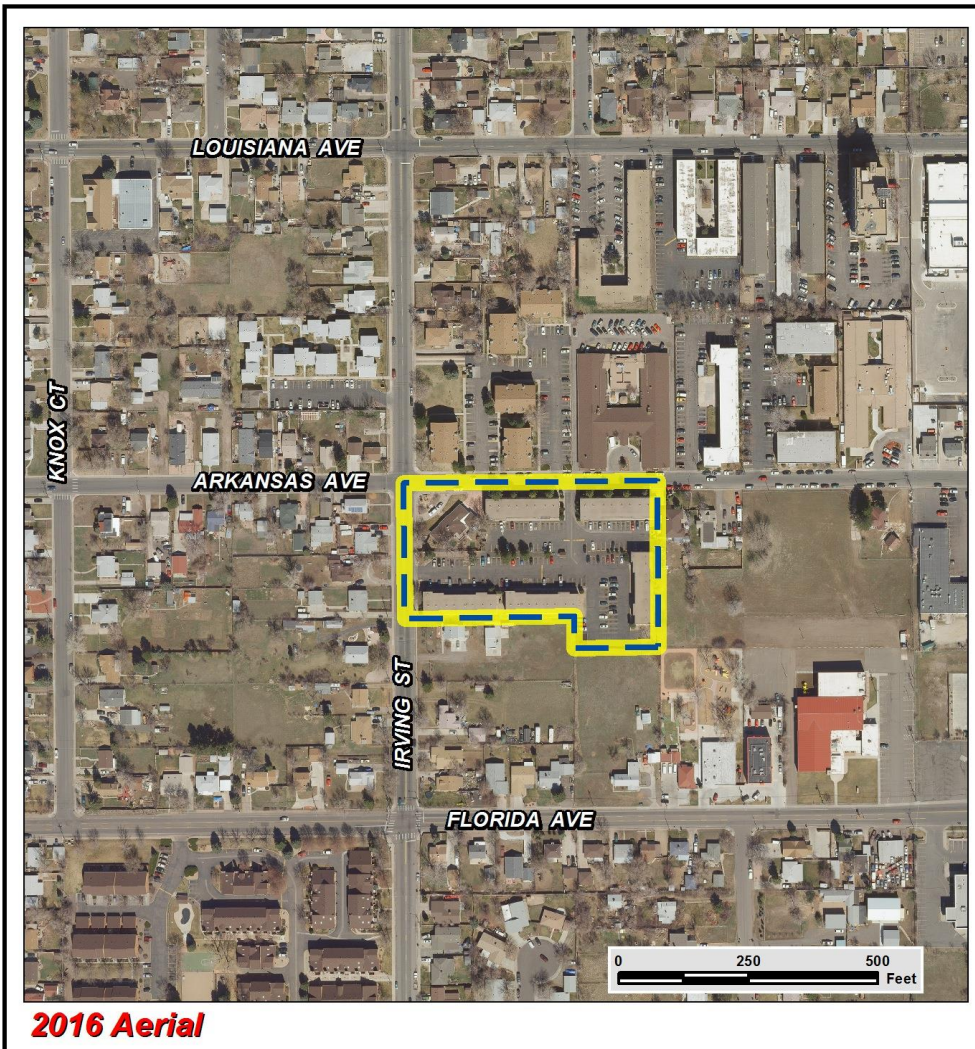
1400-1436 S. Irving St.

Council District 3

Mar Lee Neighborhood

Mar Lee Neighborhood





1400-1436 South Irving Street

- 123,413 Sq Ft (Appr. 2.9 acres)
- Near Florida Ave. and Federal Blvd. intersection
- Approx 1/5 of a city block.
- Five 3-story apartment structures and one single-family home

Property Owner request:

- Correct legal description in Ordinance No. 20170729.

- Referred directly to Land Use, Transportation and Infrastructure Committee per Sec. 12.3.10.4.D.2.b
- Approved as part of Consent Agenda Feb. 6
- No error in official map in this case
- 21-day notification
- No public comments

- Proposal corrects an error in legal description
- Consistency with Review Criteria presumed by Council's findings in original rezoning case (Ordinance # 20170729)

Redline of Legal Description Changes

A PORTION OF LOT #44,
GARFIELD HEIGHTS, NEW FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO;
BEGINNING AT A POINT ON THE NORTH LINE OF LOT 44 10' EAST OF THE NW CORNER OF SAID
LOT;
THENCE EAST 111.0' ALONG THE NORTH LINE OF SAID LOT TO THE NE CORNER OF THAT PARCEL
OF LAND
DESCRIBED IN RECEPTION NUMBER 1994084943, CITY AND COUNTY OF DENVER CLERK AND
RECORDER'S
RECORDS;
THENCE SOUTH 115.0' AND PARALLEL WITH THE ~~EAST~~ WEST LINE OF SAID LOT 44 TO THE SE
CORNER OF SAID
PARCEL, ~~ALSO BEING ON THE SOUTH LINE OF SAID LOT 44;~~
THENCE WEST 121.0' ALONG THE SOUTH LINE OF SAID ~~LOT~~ PARCEL TO THE SW CORNER
THEREOF;
THENCE NORTH 105.0' ALONG THE WEST LINE OF SAID LOT TO A POINT 10' SOUTH OF THE NW
CORNER OF
SAID LOT;
THENCE NE TO POINT OF BEGINNING.