

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2025

COUNCIL BILL NO. CB25-0803
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 4235 North Columbine Street and 2535 East 40th Avenue 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 I-A and I-B.

b. It is proposed that the land area hereinafter described be changed to I-MX-3.

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 I-A and I-B to I-MX-3:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/16 QUARTER CORNER OF SECTION 24;

THENCE NORTH 72°22'33" EAST, A DISTANCE OF 342.35 FEET, TO A POINT ON THE SOUTH LINE OF THE VACATED PORTION OF JOSEPHINE STREET RECORDED IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER AT RECEPTION NO. 2025020055, AND THE POINT OF BEGINNING;

THENCE NORTH 00°09'01" EAST, A DISTANCE OF 301.47 FEET TO A POINT ON THE NORTH LINE OF SAID VACATED PARCEL;

THENCE ON SAID NORTH LINE OF SAID VACATED PARCEL NORTH 27°36'55" EAST, A DISTANCE OF 65.05 FEET TO THE NORTHEAST CORNER OF SAID VACATED PARCEL, SAME BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF JOSEPHINE STREET;

1
2 THENCE ON SAID EAST RIGHT-OF-WAY LINE OF JOSEPHINE STREET NORTH
3 00°09'01" EAST, A DISTANCE OF 392.91 FEET, TO THE SOUTH LINE OF THE
4 UNION PACIFIC RAILROAD RIGHT-OF-WAY;

5
6 THENCE ON SAID SOUTH LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-
7 WAY NORTH 86°08'39" EAST, A DISTANCE OF 500.33 FEET, TO A POINT OF
8 INTERSECTION WITH THE NORTHERLY LINE OF PARCEL NO. EC-31-REV1 OF
9 THE RTD EAST CORRIDOR COMMUTER RAIL PROJECT AS RECORDED IN THE
10 OFFICE OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER AT
11 RECEPTION NO. 2012139155;

12
13 THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINES OF SAID
14 PARCEL EC-31-REV1 THE FOLLOWING FOUR (4) COURSES:

- 15
16 1. SOUTH 53°43'56" WEST, A DISTANCE OF 37.50 FEET;
17 2. SOUTH 50°48'36" WEST, A DISTANCE OF 54.93 FEET, TO A POINT ON A
18 CURVE;
19 3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF
20 473.43 FEET, A CENTRAL ANGLE OF 19°58'46", AN ARC LENGTH OF 165.09
21 FEET, THE CHORD OF WHICH BEARS SOUTH 40°09'19" WEST,
22 164.25 FEET;
23
24 4. SOUTH 24°03'11" WEST, A DISTANCE OF 41.21 FEET, TO THE EAST
25 RIGHT-OF-WAY LINE OF COLUMBINE STREET;

26
27 THENCE ON THE SOUTH LINE OF THE VACATED PORTION OF SAID
28 COLUMBINE STREET RECORDED IN THE OFFICE OF THE CITY AND COUNTY
29 OF DENVER CLERK AND RECORDER AT RECEPTION NO. 2025020055, SOUTH
30 16°16'05" WEST, A DISTANCE OF 216.08 FEET TO A POINT ON THE WEST LINE
31 OF SAID COLUMBINE STREET, SAME BEING THE NORTHEAST CORNER OF
32 PARCEL EC-30 OF THE RTD EAST CORRIDOR COMMUTER RAIL PROJECT AS
33 RECORDED IN THE OFFICE OF THE CITY AND COUNTY OF DENVER CLERK
34 AND RECORDER AT RECEPTION NO. 2014052947;

35
36 THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINES OF SAID
37 PARCEL EC-30 THE FOLLOWING SIX (6) COURSES:

- 38 1. SOUTH 15°53'03" WEST, A DISTANCE OF 101.65 FEET;
39 2. SOUTH 24°42'44" WEST, A DISTANCE OF 92.78 FEET;
40 3. SOUTH 37°23'26" WEST, A DISTANCE OF 91.05 FEET;
41 4. SOUTH 47°49'22" WEST, A DISTANCE OF 93.74 FEET;
42 5. SOUTH 57°37'06" WEST, A DISTANCE OF 46.33 FEET;
43 6. SOUTH 64°08'21" WEST, A DISTANCE OF 16.22 FEET, TO THE
44 SOUTHEAST CORNER OF SAID VACATED PORTION OF JOSEPHINE STREET;

45
46 THENCE ON THE SOUTH LINE OF SAID VACATED PORTION OF JOSEPHINE
47 STREET SOUTH 73°24'24" WEST, A DISTANCE OF 31.33 FEET, TO THE POINT
48 OF BEGINNING,
49

1 CONTAINING A CALCULATED AREA OF 198,902 SQUARE FEET OR 4.567
2 ACRES, MORE OR LESS.

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

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

8 COMMITTEE APPROVAL DATE: June 10, 2025

9 MAYOR-COUNCIL DATE: June 17, 2025 by Consent

10 PASSED BY THE COUNCIL: 07/28/2025

11 *Anurag P. Sandbrook* - PRESIDENT

12 APPROVED: *Michael C. Johnston* - MAYOR 07/30/2025
Michael C. Johnston (Jul 30, 2025 12:57:26 MDT)

13 ATTEST: _____ - CLERK AND RECORDER,
14 EX-OFFICIO CLERK OF THE
15 CITY AND COUNTY OF DENVER

16 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____

17 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: June 18, 2025

18 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of
19 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed
20 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
21 § 3.2.6 of the Charter.

22
23 Katie J. McLoughlin, Interim City Attorney

24
25 BY: *Anshul Bagga*, Assistant City Attorney DATE: 06/17/2025