

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2017

COUNCIL BILL NO. CB17-0435  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 4201, 4203, 4211 & 4221 Brighton Blvd. 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 district, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, 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, UO-2.
- b. It is proposed that the land area hereinafter described be changed to I-MX-8, UO-2.

**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, UO-2 to I-MX-8, UO-2:

**Legal Description of Property**

Parcel: 0223200049000

That part of the Northwest ¼ and of the Southwest ¼ of Section 23, Township 3 South, Range 68 West of the 6th Principal Meridian, described as follows:

Beginning at a point on the Northwesterly line of Brighton Boulevard, formerly St. Vincent Avenue, as said roadway was established in the recorded plat of St. Vincent Addition, 660 feet Northeasterly from the point of intersection of the Northeasterly line of 40th Street as likewise established (produced Northwesterly) with the Northwesterly line of Brighton Boulevard; Thence Northwesterly at right angles to said Brighton Boulevard 160.5 feet to a point; Thence Northeasterly parallel with Brighton Boulevard

1 391.33 feet to a point; Thence Southeasterly 160.5 feet to a point on the Northwesterly line of  
2 said Brighton Boulevard; Thence Southwesterly along said Northwesterly line of Brighton  
3 Boulevard a  
4 distance of 391.33 feet to the point of beginning,  
5

6 City and County of Denver, State of Colorado.  
7

8 Parcel: 0223200182000  
9

10 Beginning at a point that is 190.5 feet distant Northwesterly from the Northwesterly line of  
11 Brighton Boulevard, formerly St. Vincent Avenue as said roadway was established in the  
12 recorded  
13 plat of St. Vincent Addition measured along a straight line at right angles thereto from a point  
14 thereon that is 660 feet Northeasterly from the point of intersection of the Northeasterly line of  
15 40th Street as likewise established (produced Northwesterly) with the Northwesterly line of  
16 Brighton Boulevard, as measured along the said Northwesterly line of Brighton Boulevard;  
17 Thence  
18 Northeasterly along a straight line parallel with and 190.5 feet distance Northwesterly measured  
19 at  
20 right angles from said Northwesterly line of Brighton Boulevard a distance of 391.33 feet to a  
21 point;  
22

23 Thence Northwesterly along a straight line at right angles to the last described course a distance  
24 of 175 feet to a point; Thence Southwesterly along a straight line at right angles to the last  
25 described course a distance of 391.33 feet to a point; Thence Southeasterly along a straight line  
26 at right angles to the last described course a distance of 175 feet to the point of beginning,  
27 except that portion thereof as described in the Deed recorded February 20, 1975 in Book 1013 at  
28 Page 553,  
29

30 City and County of Denver, State of Colorado.  
31

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

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

36 **[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]**

1 COMMITTEE APPROVAL DATE: April 25, 2017

2 MAYOR-COUNCIL DATE: May 2, 2017

3 PASSED BY THE COUNCIL: June 12, 2017

4 Christopher J Herndon - PRESIDENT Acting Pro-Tem  
Christopher J Herndon (Jun 12, 2017)

5 APPROVED: [Signature] - MAYOR Jun 13, 2017

6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER

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

10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: May 11, 2017

11 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
12 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
14 § 3.2.6 of the Charter.

15 Kristin M. Bronson, Denver City Attorney

16 BY: [Signature], Assistant City Attorney DATE: May 10, 2017