

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2015

COUNCIL BILL NO. CB15-0325
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance changing the zoning classification for certain properties within the National Western Center Campus located in north Denver in the Elyria neighborhood.

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 CMP-NWC, 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:

1. That the land area hereinafter described is presently classified as I-B, UO-2; I-A, UO-2; I-MX-3, UO-2; or CMP-ENT, UO-2.

2. That the Owner proposes that the land area hereinafter described be changed to CMP-NWC, 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-B, UO-2; I-A, UO-2; I-MX-3, UO-2; CMP-ENT, UO-2 to CMP-NWC, UO-2:

Parcel 048-214408002000

Those two Parcels of land described in the Special Warranty Deed recorded September 10th, 1998 at Reception No. 9800151259 in the records of the Clerk and Recorder, City and County of Denver, State of Colorado, described therein as follows:

1 PARCEL I:
2
3 A PARCEL OF LAND LOCATED IN THE SW ¼ SE ¼ AND SE ¼ SW ¼ OF SECTION 14, TOWNSHIP
4 3 SOUTH, RANGE 58 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:
5
6 BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14:
7
8 THENCE SOUTH 89 DEGREES 25 MINUTES 24 SECONDS EAST ALONG THE SOUTH LINE OF
9 SAID SECTION 14, A DISTANCE OF 156.06 FEET TO THE NORTHWEST CORNER OF LOT 50,
10 BLOCK 9, ELYRIA;
11
12 THENCE SOUTH 00 DEGREES 16 MINUTES 06 SECONDS WEST ALONG THE WEST BOUNDARY
13 OF LOTS 50, 49 AND 48, BLOCK 9, ELYRIA, A DISTANCE OF 80.02 FEET TO THE SOUTHWEST
14 CORNER OF SAID LOT 48;
15
16 THENCE SOUTH 89 DEGREES 25 MINUTES 24 SECONDS EAST ALONG THE SOUTH LINE OF
17 SAID LOT 48, A DISTANCE OF 114.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 48;
18 THENCE NORTH 00 DEGREES 16 MINUTES 06 SECONDS EAST ALONG THE EAST LINE OF LOT
19 48, A DISTANCE OF 16 FEET;
20
21 THENCE SOUTH 89 DEGREES 25 MINUTES 24 SECONDS EAST ALONG A LINE PARALLEL WITH
22 THE SOUTH LINE OF LOT 48, BLOCK 8 AND LOTS 3 AND 48, BLOCK 9, ELYRIA, AND SAID
23 LINES EXTENDED, A DISTANCE OF 300.30 FEET TO THE WEST LINE OF BRIGHTON
24 BOULEVARD;
25
26 THENCE NORTH 00 DEGREES 36 MINUTES 22 SECONDS EAST ALONG SAID LINE OF
27 BRIGHTON BOULEVARD (GILPIN STREET) A DISTANCE OF 786.49 FEET TO A POINT WHERE
28 THE SOUTHEASTERLY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RIGHT OF WAY
29 AS DESCRIBED IN QUIT CLAIM DEED FROM BLAYNEY MURPHY COMPANY TO CHICAGO,
30 BURLINGTON AND QUINCY RAILROAD COMPANY IN BOOK 3488 AT PAGE 293 INTERSECTS
31 THE WEST LINE OF BRIGHTON BOULEVARD (GILPIN STREET);
32
33 THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE ON A CURVE TO LEFT HAVING
34 A RADIUS OF 563.19 FEET A DELTA OF 23 DEGREES 44 MINUTES 05 SECONDS AND WHOSE
35 LONG CHORD BEARS SOUTH 58 DEGREES 00 MINUTES 01 SECONDS WEST AN ARC DISTANCE
36 OF 233.3 FEET TO A POINT WHICH IS 72 FEET SOUTHEASTERLY FROM AND AT RIGHT
37 ANGLES TO THE CENTER LINE OF THE MAIN LINE TRACK OF THE CHICAGO, BURLINGTON
38 AND QUINCY RAILWAY;
39
40 THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 46 DEGREES 07 MINUTES 59
41 SECONDS WEST PARALLEL WITH AND 72 FEET FROM SAID CENTER LINE OF THE MAIN LINE
42 TRACK, A DISTANCE OF 560 FEET;
43
44 THENCE NORTH 43 DEGREES 52 MINUTES 01 SECONDS WEST ALONG SAID RIGHT OF WAY
45 LINE, A DISTANCE OF 7.00 FEET TO A POINT WHICH IS 65 FEET SOUTHEASTERLY FROM AND
46 AT RIGHT ANGLES TO THE CENTERLINE OF THE MAIN LINE TRACK OF THE CHICAGO,
47 BURLINGTON AND QUINCY RAILWAY:
48

1 THENCE SOUTH 46 DEGREES 07 MINUTES 59 SECONDS WEST ALONG SAID RIGHT OF WAY
2 LINE PARALLEL WITH THE 65 FEET FROM THE CENTERLINE OF THE MAIN LINE TRACK, A
3 DISTANCE OF 300.82 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 14;
4 THENCE SOUTH 89 DEGREES 25 MINUTES 24 SECONDS EAST ALONG SAID SOUTH LINE OF
5 SECTION 14, A DISTANCE OF 242.86 FEET TO THE POINT OF BEGINNING,

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7 CITY AND COUNTY OF DENVER,
8 STATE OF COLORADO

9
10 PARCEL II:

11
12 LOTS 46 AND 47,
13 BLOCK 8,
14 ELYRIA,
15 CITY AND COUNTY OF DENVER,
16 STATE OF COLORADO

17
18 Parcel 059-223108003000

19
20 That parcel of land described in Personal Representative's Deed (Testate Estate) recorded November 23th,
21 1993 at Reception No. 9300161736 in the records of the Clerk and recorder, City and County of Denver,
22 State of Colorado, described therein as follows:

23
24 Lots 4 and 5 and the N1/2 of Lot 6, except the rear 5 feet of said lots, Block 8, Elyria, City and County of
25 Denver, State of Colorado, together with all interest of Seller in vacated streets and alleys adjacent thereto.

26
27 Parcel 060-223108004000

28
29 That parcel of land described in Warranty Deed recorded June 28th, 2000 at Reception No. 2000090325 in
30 the records of the Clerk and recorder, City and County of Denver, State of Colorado, described therein as
31 follows:

32
33 Lot 7 and the South 1/2 of Lot 6, except the rear 5 feet to the City of Denver, Block 8, Elyria.
34 City and County of Denver. State of Colorado.

35
36 Parcel 061-223108005000

37
38 That parcel of land described in Warranty Deed recorded July 17th, 1989 at Reception No. 890063811 in the
39 records of the Clerk and recorder, City and County of Denver, State of Colorado, described therein as
40 follows:

41
42 Lot 8,
43 Block 8,
44 Elyria
45 Except the rear 5 feet thereof

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1 Parcel 062-223108006000

2
3 That parcel of land described in Warranty Deed recorded December 07th, 2000 at Reception No.
4 2000178179 in the records of the Clerk and recorder, City and County of Denver, State of Colorado,
5 described therein as follows:

6
7 Lot 9, except the rear 5 feet thereof, Block 8, Elyria, City and County of Denver, State of Colorado.
8 Parcel 064-223108018000

9
10 That parcel of land described in Warranty Deed recorded October 30th, 2013 at Reception No. 2013157947
11 in the records of the Clerk and recorder, City and County of Denver, State of Colorado, described therein as
12 follows:

13
14 Lots 24 and 25, except the rear 5 feet of said lots, Block 8, Elyria, City and County of Denver, State of
15 Colorado.

16
17 Parcel 067-223108022000

18
19 That parcel of land described in Personal Representative's Deed (Instestate Estate) recorded May 30th, 1984
20 at Book No. 3110 and Page No. 149 in the records of the Clerk and recorder, City and County of Denver,
21 State of Colorado, described therein as follows:

22
23 Lots 34 and 35, Except rear 5 feet to City Blk 8, Elyria,

24
25 Parcel 69-223108029000

26
27 That parcel of land described in Quit Claim Deed recorded November 5th, 1903 in Book 1595, Page 506 in
28 the records of the Clerk and Recorder, City and County of Denver, State of Colorado, described therein as
29 follows:

30
31 A strip of ground five feet wide from off the rear of lot numbered four (4), in Block numbered eight (8),
32 Elyria.

33
34 That parcel of land described in Quit Claim Deed recorded November 5th, 1903 in Book 1595, Page 409 in
35 the records of the Clerk and Recorder, City and County of Denver, State of Colorado, described therein as
36 follows:

37
38 A strip of ground five feet wide from off the rear of lots numbered five (5) and North half of Lot numbered
39 six (N ½ of 6) in Block numbered eight (8), Elyria.

40
41 That parcel of land described in Quit Claim Deed recorded November 5th, 1903 in Book 1595, Page 412 in
42 the records of the Clerk and Recorder, City and County of Denver, State of Colorado, described therein as
43 follows:

44
45 A strip of ground five feet wide from off the rear of Lots numbered seven (7) and South half of Lot
46 numbered six (S ½ of 6), in Block numbered eight (8), Elyria.

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1 Parcel 071-223108033000

2
3 That parcel of land described in Quit Claim Deed recorded November 5th, 1903 at Book No. 1595 and Page
4 No. 496 in the records of the Clerk and recorder, City and County of Denver, State of Colorado, described
5 therein as follows:

6
7 A strip of ground five feet wide from off the rear of Lot numbered nine (9) in block numbered eight (8),
8 Elyria.

9
10 That parcel of land described in Quit Claim Deed recorded November 5th, 1903 at Book No. 1595 and Page
11 No. 414 in the records of the Clerk and recorder, City and County of Denver, State of Colorado, described
12 therein as follows:

13
14 A strip of ground five feet wide from off the rear of Lot numbered twelve (12) in block numbered eight (8),
15 Elyria

16
17 That parcel of land described in Quit Claim Deed recorded November 5th, 1903 at Book No. 1595 and Page
18 No. 410 in the records of the Clerk and recorder, City and County of Denver, State of Colorado, described
19 therein as follows:

20
21 A strip of ground five feet wide from off the rear of Lot numbered sixteen (16), seventeen (17), eighteen (18)
22 and nineteen (19) in block numbered eight (8), Elyria

23
24 That parcel of land described in Quit Claim Deed recorded November 5th, 1903 at Book No. 1595 and Page
25 No. 416 in the records of the Clerk and recorder, City and County of Denver, State of Colorado, described
26 therein as follows:

27
28 A strip of ground five feet wide from off the rear of Lot numbered twenty (20) and twenty one (21) in block
29 numbered eight (8), Elyria.

30
31 That parcel of land described in Quit Claim Deed recorded November 5th, 1903 at Book No. 1595 and Page
32 No. 505 in the records of the Clerk and recorder, City and County of Denver, State of Colorado, described
33 therein as follows:

34
35 A strip of ground five feet wide from off the rear of Lot numbered twenty two (22) and twenty three (23) in
36 block numbered eight (8), Elyria.

37
38 That parcel of land described in Quit Claim Deed recorded November 5th, 1903 at Book No. 1595 and Page
39 No. 507 in the records of the Clerk and recorder, City and County of Denver, State of Colorado, described
40 therein as follows:

41
42 A strip of ground five feet wide from off the rear of Lot numbered twenty four (24) and twenty five (25) in
43 block numbered eight (8), Elyria.

44
45 That parcel of land described in Quit Claim Deed recorded November 5th, 1903 at Book No. 1595 and Page
46 No. 411 in the records of the Clerk and recorder, City and County of Denver, State of Colorado, described
47 therein as follows:

48
49 A strip of ground five feet wide from off the rear of Lot numbered twenty six (26) and twenty seven (27) in
50 block numbered eight (8), Elyria.

1 That parcel of land described in Quit Claim Deed recorded November 5th, 1903 at Book No. 1595 and Page
2 No. 422 in the records of the Clerk and recorder, City and County of Denver, State of Colorado, described
3 therein as follows:

4
5 A strip of ground five feet wide from off the rear of Lot numbered twenty eight (28) and twenty nine (29) in
6 block numbered eight (8), Elyria.

7
8 That parcel of land described in Quit Claim Deed recorded November 5th, 1903 at Book No. 1595 and Page
9 No. 462 in the records of the Clerk and recorder, City and County of Denver, State of Colorado, described
10 therein as follows:

11
12 A strip of ground five feet wide from off the rear of Lot numbered thirty two (32) and thirty three (33) in
13 block numbered eight (8), Elyria.

14
15 That parcel of land described in Quit Claim Deed recorded November 5th, 1903 at Book No. 1595 and Page
16 No. 420 in the records of the Clerk and recorder, City and County of Denver, State of Colorado, described
17 therein as follows:

18
19 A strip of ground five feet wide from off the rear of Lot numbered thirty four (34) and thirty five (35) in
20 block numbered eight (8), Elyria.

21
22 That parcel of land described in Quit Claim Deed recorded November 5th, 1903 at Book No. 1595 and Page
23 No. 478 in the records of the Clerk and recorder, City and County of Denver, State of Colorado, described
24 therein as follows:

25
26 A strip of ground five feet wide from off the rear of Lot numbered thirty six (36) and thirty seven (37) in
27 block numbered eight (8), Elyria.

28
29 That parcel of land described in Quit Claim Deed recorded November 5th, 1903 at Book No. 1595 and Page
30 No. 421 in the records of the Clerk and recorder, City and County of Denver, State of Colorado, described
31 therein as follows:

32
33 A strip of ground five feet wide from off the rear of Lot numbered thirty eight (38) in block numbered eight
34 (8), Elyria.

35
36 That parcel of land described in Quit Claim Deed recorded November 5th, 1903 at Book No. 1595 and Page
37 No. 418 in the records of the Clerk and recorder, City and County of Denver, State of Colorado, described
38 therein as follows:

39
40 A strip of ground five feet wide from off the rear of Lot numbered thirty nine (39), forty (40) and forty one
41 (41) in block numbered eight (8), Elyria.

42
43 That parcel of land described in Quit Claim Deed recorded November 5th, 1903 at Book No. 1595 and Page
44 No. 500 in the records of the Clerk and recorder, City and County of Denver, State of Colorado, described
45 therein as follows:

46
47 A strip of ground five feet wide from off the rear of Lot numbered forty two (42) and forty three (43) in
48 block numbered eight (8), Elyria.

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1 Parcel 074 223108040000

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3 That parcel of land described in Warranty Deed recorded November 28th, 1988 at Reception No. 880335711
4 in the records of the Clerk and recorder, City and County of Denver, State of Colorado, described therein as
5 follows:

6

7 Lots 16 to 21,
8 Block 8,
9 Elyria,
10 Except rear 5 feet of said Lots

11

12 Parcel 075a-223108045000

13

14 That parcel of land described in Warranty Deed recorded February 28th, 1990 at Reception No. 900017977
15 in the records of the Clerk and recorder, City and County of Denver, State of Colorado, described therein as
16 follows:

17

18 An undivided $\frac{3}{4}$ interest in and to:

19

20 Lot 11 and the N1/2 of Lot 12,
21 Except the rear 5 feet of said N1/2
22 Of Lot 12,
23 Block 8,
24 Elyria

25

26 Parcel 075b-223108045000

27

28 That parcel of land described in Warranty Deed recorded February 28th, 1990 at Reception No. 900017978
29 in the records of the Clerk and recorder, City and County of Denver, State of Colorado, described therein as
30 follows:

31

32 An undivided $\frac{2}{24}$ ths interest in and to:

33

34 Lot 11 and the N1/2 of Lot 12,
35 Except the rear 5 feet of said N1/2
36 Of Lot 12, Block 8,
37 Elyria

38

39 Parcel 075c-223108045000

40

41 That parcel of land described in Warranty Deed recorded February 28th, 1990 at Reception No. 900017979
42 in the records of the Clerk and recorder, City and County of Denver, State of Colorado, described therein as
43 follows:

44

45 An undivided $\frac{2}{24}$ ths interest in and to:

46

47 Lot 11 and the N1/2 of Lot 12,
48 Except the rear 5 feet of said N1/2 of Lot 12,
49 Block 8,
50 Elyria

1 Parcel 075d-223108045000

2
3 That parcel of land described in Warranty Deed recorded February 28th, 1990 at Reception No. 900017980
4 in the records of the Clerk and recorder, City and County of Denver, State of Colorado, described therein as
5 follows:

6
7 An undivided 1/24th interest in and to:

8
9 Lot 11 and the N1/2 of Lot 12,
10 Except the rear 5 feet of said N1/2 of Lot 12,
11 Block 8,
12 Elyria

13
14 Parcel 075e-223108045000

15
16 That parcel of land described in Warranty Deed recorded February 28th, 1990 at Reception No. 900017981
17 in the records of the Clerk and recorder, City and County of Denver, State of Colorado, described therein as
18 follows:

19
20 An undivided 1/24th interest in and to:

21
22 Lot 11 and the N1/2 of Lot 12,
23 Except the rear 5 feet of said N1/2 of Lot 12,
24 Block 8,
25 Elyria

26
27 Parcel 075f-223108045000

28
29 A part of that parcel of land described in Warranty Deed recorded December 30th, 1986 at Reception No.
30 1986070236 in the records of the Clerk and recorder, City and County of Denver, State of Colorado, more
31 particularly described therein as follows:

32
33 Parcel D:

34
35 Lots 40 to 42, inclusive,
36 Block 4,
37 And that part of Lot 39,
38 Block 4,
39 Described as follows:
40 BEGINNING at the Northwest corner of said Lot 39;
41 Thence South along the West line of said Lot, 4 feet;
42 Thence Easterly 132 feet, more or less, to a point on the East line of said Lot, 2 1/2 feet South of the
43 Northeast corner of said Lot;
44 Thence North, along the East line of said Lot, 2 1/2 feet to the Northeast corner of said Lot;
45 Thence West, along the North line of said Lot, to the POINT OF BEGINNING, all in
46 WEST ELYRIA

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1 PARCEL E:
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3 The South 24 feet of Lot 15,
4 Block 8,
5 ELYRIA

6
7 Parcel 075g-223108045000
8

9 That parcel of land described in Warranty Deed recorded August 7th, 1989 at Reception No. 890071124 in
10 the records of the Clerk and recorder, City and County of Denver, State of Colorado, described therein as
11 follows:
12

13 Lot 10
14 Block 8
15 Elyria

16
17 Parcel 075h-223108045000
18

19 That parcel of land described in Warranty Deed recorded August 23rd, 1989 at Reception No. 890075925 in
20 the records of the Clerk and recorder, City and County of Denver, State of Colorado, described therein as
21 follows:
22

23 Lot 13 and the S1/2 of Lot 12,
24 EXCEPT the rear 5 feet of said Lot 12,
25 Block 8,
26 ELYRIA

27
28 Parcel 075i-223108045000
29

30 That parcel of land described in Warranty Deed recorded December 5th, 1990 at Reception No. R-90-
31 0113001 in the records of the Clerk and recorder, City and County of Denver, State of Colorado, described
32 therein as follows:
33

34 Lot 14 and the North 1 foot of Lot 15,
35 Block 8
36 ELYRIA

37
38 Parcel 083-223110009000
39

40 That parcel of land described in Special Warranty Deed recorded September 26th, 1996 at Reception No.
41 1996134271 in the records of the Clerk and Recorder, City and County of Denver, State of Colorado,
42 described therein as follows:
43

44 LOT 10,
45 BLOCK 10,
46 ELYRIA,
47 CITY AND COUNTY OF DENVER,
48 STATE OF COLORADO.
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1 Parcel 084-223110010000

2

3 That parcel of land described in the Warranty Deed recorded October 11, 1996 at Reception No. 9600141872
4 in the records of the Clerk and Recorder, City and County of Denver, State of Colorado, described therein as
5 follows:

6

7 Lots 11 and 12, Block 10,
8 Elyria,
9 City and County of Denver,
10 State of Colorado

11

12 Parcel 089-223110031000

13

14 That parcel of land described in Quit Claim Deed recorded November 5th, 1903 in Book 1595, Page 432 in
15 the records of the Clerk and Recorder, City and County of Denver, State of Colorado, described therein as
16 follows:

17

18 A strip of ground five feet wide from off the rear of Lot numbered eight (8) in Block numbered ten (10)
19 Elyria.

20

21 Parcel 090-223110032000

22

23 That parcel of land described in Quit Claim Deed recorded November 5th, 1903 in Book 1595, Page 445 in
24 the records of the Clerk and Recorder, City and County of Denver, State of Colorado, described therein as
25 follows:

26

27 A strip of ground five feet wide from off the rear of Lot numbered forty (40) in Block numbered ten (10),
28 Elyria.

29

30 Parcel 091b-22311003500

31

32 That parcel of land described in Trustee's Bargain and Sale Deed recorded September 13th, 1984 in Book
33 3197, Page 407 in the records of the Clerk and Recorder, City and County of Denver, State of Colorado,
34 described therein as follows:

35

36 Lot 5 and 6, Block 10, ELYRIA.

37

38 Parcel 091c-223110035000

39

40 That parcel of land described in Quit Claim Deed recorded May 17th, 1984 in Book 3100, Page 144 in the
41 records of the Clerk and Recorder, City and County of Denver, State of Colorado, described therein as
42 follows:

43

44 The rear five (5) feet of Lot 8, Block 10, Elyria.

45

46 Parcel 091d-223110035000

47

48 That parcel of land described in Warranty Deed recorded June 6th, 1984 in Book 3116, Page 125 in the
49 records of the Clerk and Recorder, City and County of Denver, State of Colorado, described therein as
50 follows:

1 West 43 feet of Lots 1 to 4, Block 10, ELYRIA,
2 East 25 feet of West 68 feet of Lots 1 to 4, Block 10, ELYRIA,
3 West 28 feet, 7 inches of East 52 feet of Lots 1 to 4, Block 10, ELYRIA,
4 EXCEPT that part of Lots 1 to 4, falling within the following described property:
5 COMMENCING at a point on the South line of Fisk Avenue, now 47th Avenue, 93
6 Feet and 1 inch East of the Northwest corner of said Lot 1; thence South across said Lots 1, 2, 3, and 4, 100
7 feet to the South line of said Lot 4; thence at right angles East along said last name line 23 feet 5 inches;
8 thence at right angles North 100 feet to the South line of Fisk Avenue; thence at right angles West along said
9 South line of Fisk Avenue 23 feet and 5 inches to PLACE OF BEGINNING. City and County of Denver,
10 State of Colorado.

11
12 Parcel 091e-223110035000

13
14 That parcel of land described in Warranty Deed recorded June 6th, 1984 in Book 3116, Page 126 in the
15 records of the Clerk and Recorder, City and County of Denver, State of Colorado, described therein as
16 follows:

17
18 Lots 7 and 8,
19 EXCEPT the rear 5 feet of Lot 8,
20 Block 10, ELYRIA,
21 City and County of Denver, State of Colorado.

22
23 Parcel 091f-223110035000

24
25 That parcel of land described in Warranty Deed recorded May 19th, 1986 at Reception No. 1986069152 in
26 the records of the Clerk and Recorder, City and County of Denver, State of Colorado, described therein as
27 follows:

28
29 That part of Lots 1 through 4, Block 10, ELYRIA, more particularly described as follows:

30
31 COMMENCING at a point on the South line of Fisk Avenue, now 47th Avenue, 93 feet and 1 inch East of
32 the Northwest corner of said Lot 1;
33 Thence South across said Lots 1, 2, 3, and 4, 100 feet to the South line of said Lot 4;
34 Thence at right angles East along said last named line 23 feet 5 inches;
35 Thence at right angles North 100 feet to the South line of 47th Avenue;
36 Thence at right angles West along said South line of 47th Avenue 23 feet and 5 inches to PLACE OF
37 BEGINNING

38
39 Parcel 091g-223110035000

40
41 That parcel of land described in Warranty Deed recorded July 11th, 1986 at Reception No. 1986094153 in the
42 records of the Clerk and Recorder, City and County of Denver, State of Colorado, described therein as
43 follows:

44
45 Lot 9,
46 BLOCK 10,
47 ELYRIA

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1 Parcel 092a-223110036000

2
3 That parcel of land described in Personal Representative’s Deed recorded October 22nd, 1991 at Reception
4 No. R-91-0103136 in the records of the Clerk and Recorder, City and County of Denver, State of Colorado,
5 described therein as follows:

6
7 Lot 39 and 40 and south 1/2 of Lot 41, Except Rear 5 feet of Lot 40, and of South 1/2 of Lot 41 to City Block
8 10, ELYRIA,

9
10 Parcel 092b-223110036000

11
12 That parcel of land described in Warranty Deed recorded April 30th, 1991 at Reception No. R-91-0036071 in
13 the records of the Clerk and Recorder, City and County of Denver, State of Colorado, described therein as
14 follows:

15
16 Lots 42 and 43 and the North ½ of Lot 41, EXCEPT the rear 5 feet of said Lot 42, and EXCEPT the rear 5
17 feet of the North ½ of said Lot 41, Block 10, Elyria, City and County of Denver, State of Colorado.

18
19 Parcel 093-223110037000

20
21 That parcel of land described in Special Warranty Deed recorded September 26th, 1996 at Reception No.
22 9600134269 in the records of the Clerk and Recorder, City and County of Denver, State of Colorado,
23 described therein as follows:

24
25 LOTS 13 and 14,
26 BLOCK 10,
27 ELYRIA,
28 CITY AND COUNTY OF DENVER,
29 STATE OF COLORADO.

30
31 Parcel 95-223110044000

32
33 That parcel of land described in Bargain and Sale Deed recorded March 3, 2004 at Reception No.
34 2004060373 in the records of the Clerk and Recorder, City and County of Denver, State of Colorado,
35 described therein as follows:

36
37 A tract or parcel of land No. 202 of the Department of Transportation, State of Colorado , Project No. IR-
38 IM(CX)070-4(145)Unit 2 containing .094 hectares/935.9 square meters (.231 acres/10,073 square feet), more
39 or less, in the NW ¼ of the NE ¼ of Section 23, Lots 22 to 24, and the s ½ of log 21, Block 10, Elyria,
40 Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver,
41 Colorado, said tract or parcel of land being more particularly described as follows:

42
43 All of lots 22, 23, 24 and the south half of Lot 21, Block 10, ELYRIA. As described in Book
44 5118, Page 529 and Book 5267, Page 209, as recorded in the Clerk and Recorder's Office of the City
45 and County of Denver. Excepting a strip of ground five feet wide from the rear of Lots 22, 23, 24
46 and the south half of Lot 21, Block 10, ELYRIA, as described in Book 1595, Pages 441 and 444.

47
48 Basis of Bearings: The calculated geodetic bearing of N. 32° 43’ 34” E. between GPS Station “PEARL” (3
49 ¼” cap in range box) and “TOWER” (3 ¼” rock cap in sidewalk) as shown on the control diagram filed by
50 Lund Partnership for project IM-IR(CX) 70-4 (145).

1 Parcel 097-0223110046000

2
3 That parcel of land described in Quit Claim Deed recorded October 6th, 2004 at Reception No. 2004209761
4 in the records of the Clerk and Recorder, City and County of Denver, State of Colorado, described therein as
5 follows:

6
7 An excess parcel of land No. 307X of the Department of Transportation, State of Colorado, Project No. IR-
8 IM(CX) 070-4(145) UNIT 3 containing .337 acres/ 14,679 square feet, more or less, in Lots 17 thru 22 and
9 25 thru 29, along with adjoining alley, Block 4, WEST ELYRIA, a subdivision lying in the N ½ of the N ½
10 of Section 23, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of
11 Denver, Colorado, said excess parcel of land being more particularly described as follows:

12
13 Commencing at the CN 1/16 corner of Section 23, a 3 ¼ " aluminum cap in range box with no lid, stamped
14 "LS 13155"; Thence N. 79°48'04" W., a distance of 241.25 feet to the TRUE POINT OF BEGINNING;

- 15
16 1. Thence along the arc of a curve to the right having a radius of 146.49 feet, a distance of
17 83.24 feet, (the chord of said arc bears N. 30°29'42" E., a distance of 82.12 feet);
- 18
19 2. Thence along the arc of a curve to the right having a radius of 326.94 feet, a distance of
20 192.49 feet, (the chord of said arc bears N. 63°38'24" E., a distance of 189.72 feet), to the
21 west right of way line of Franklin St;
- 22
23 3. Thence, along the west right of way line of Franklin St. (September 2004), non-tangent to the
24 previous course, S. 0°06'50" E., a distance of 98.74 feet, to a non-tangent curve;
- 25
26 4. Thence along the arc of a curve to the left having a radius of 130.89 feet, a distance of
27 80.93 feet, (the chord of said arc bears S. 81°13'25" W., a distance of 79.64 feet);
- 28
29 5. Thence along the arc of a curve to the right having a radius of 111.04 feet, a distance of
30 66.05 feet, (the chord of said arc bears S. 80°54'59" W., a distance of 65.08 feet);
- 31
32 6. Thence along the arc of a curve to the left having a radius of 49.16 feet, a distance of
33 69.75 feet, (the chord of said arc bears S. 60°29'53" W., a distance of 64.05 feet);
- 34
35 7. Thence S. 80°06'01" W., non-tangent to the previous course, a distance of 13.35 feet, more
36 or less, to the TRUE POINT OF BEGINNING.

37
38 Excepting a 16-foot alley as shown in Block 4, AMENDED PLAT of ELYRIA, WEST ELYRIA and
39 MOUAT'S ADDITION, From Resurvey Made in February & March, 1892, said alley containing .025 acres/
40 1,085 square feet, more or less, in the N ½, of the N ½, of Section 23, Township 3 South, Range 68 West, of
41 the Sixth Principal Meridian, in the City and County of Denver, Colorado

42
43 ALSO

44
45 An excess parcel of land No. 313X of the Department of Transportation, State of Colorado, Project No. IR-
46 IM(CX) 070-4(145) UNIT 3 containing .503 acres/ 21,901 square feet, more or less, in Lots 16 thru 22 and
47 31 thru 35, Block 10, ELYRIA, a subdivision lying in the N 1/2 of the N 1/2, of Section 23, Township 3
48 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said
49 remainder parcel of land being more particularly described as follows:

1 Commencing at the CN 1/16 corner of Section 23, a 3 1/4" aluminum cap in range box with no lid, stamped
2 "LS 13155"; Thence N. 9°24'30" E., a distance of 209.29 feet to the east right of way line of Franklin Street
3 (September 2004) and the TRUE POINT OF BEGINNING;

- 4
- 5 1. Thence N. 81°45'55" E., a distance of 174.12 feet;
- 6
- 7 2. Thence along the arc of a curve to the right having a radius of 1360.40 feet, a distance of
8 68.10 feet, (the chord of said arc bears N. 83°11'58" E., a distance of 68.09 feet), to the west
9 right of way line of Baldwin Court (September 2004);
- 10
- 11 3. Thence along the west right of way line of Baldwin Court (September 2004), non-tangent to the
12 previous course, S. 0°06'50" E., a distance of 65.58 feet;
- 13
- 14 4. Thence S. 71°07'40" W., a distance of 81.33 feet;
- 15
- 16 5. Thence along the arc of a curve to the right having a radius of 1951.35 feet, a distance of
17 171.80 feet, (the chord of said arc bears S. 71°31'01" W., a distance of 171.75 feet), to the east right
18 of way line of Franklin Street (September 2004);
- 19
- 20 6. Thence N. 0°06'50" W., non-tangent to the previous course and along said east right of way line of
21 Franklin Street, a distance of 113.33 feet, more or less, to the TRUE POINT OF BEGINNING.
- 22

23 ALSO

24

25 An excess parcel of land No. 323X of the Department of Transportation, State of Colorado, Project No. IR-
26 IM(CX) 070-4(145) UNIT 3 containing .047 acres/ 2,066 square feet, more or
27 less, in Lots 16 thru 18, Block 11, ELYRIA, a subdivision lying in the N 1/2 of the N 1/2 of Section 23,
28 Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver,
29 Colorado, said excess parcel of land being more particularly described as follows:

30

31 Commencing at the CN 1/16 corner of Section 23, a 3 1/4" aluminum cap in range box with no lid, stamped
32 "LS 13155"; Thence N. 53°53'11" E., a distance of 413.61 feet to the east right of way line of Baldwin Court
33 (September 2004) and the TRUE POINT OF BEGINNING;

- 34
- 35 1. Thence along the arc of a curve to the right having a radius of 1360.40 feet, a distance of
36 45.15 feet, (the chord of said arc bears N. 88°07'03" E., a distance of 45.15 feet);
- 37
- 38 2. Thence along the arc of a curve to the right having a radius of 23.79 feet, a distance of
39 43.67 feet, (the chord of said arc bears S. 08°28'43" W., a distance of 37.79 feet);
- 40
- 41 3. Thence S. 71°07'40" W., a distance of 41.69 feet, non-tangent to the previous course, to the east
42 right of way line of Baldwin Court;
- 43
- 44 5. Thence N. 0°06'51" W., along said east right of way line of Baldwin Court, a distance of
45 49.38 feet, more or less, to the TRUE POINT OF BEGINNING.
- 46

47 ALSO

48

49 A portion of vacated Franklin Street, AMENDED PLAT of ELYRIA, WEST ELYRIA and MOUAT'S
50 ADDITION, From Resurvey Made in February & March, 1892, containing .151 acres/ 6,576 square feet,

1 more or less, in the N 1/2, of the N 1/2, of Section 23, Township 3 South, Range 68 West, of the Sixth
2 Principal Meridian, in the City and County of Denver, Colorado, said vacation being more particularly
3 described as follows:
4

5 Commencing at the CN 1/16 corner of Section 23, a 3 1/4" aluminum cap in range box with no lid, stamped
6 "LS 13155"; Thence N. 9°24'30" E., a distance of 209.29 feet to the east right of way line of Franklin Street
7 and the POINT OF BEGINNING;
8

- 9 1. Thence S. 0°06'50" E., a distance of 113.33 feet, along said east right of way line of
10 Franklin Street, to a non-tangent curve;
11
- 12 2. Thence along the arc of a curve to the right, having a radius of 1951.35 feet, a distance of 23.05 feet,
13 (the chord of said arc bears S. 74°22'39" W., a distance of 23.05 feet), to a non-tangent curve;
14
- 15 3. Thence along the arc of a curve to the left, having a radius of 130.89 feet, a distance of
16 39.84 feet,(the chord of said arc bears N. 72°20'37" W., a distance of 39.69 feet), to the west right of
17 way line of Franklin Street, and non-tangent to the following course;
18
- 19 4. Thence N. 0°06'50" W., a distance of 98.74 feet, along said west right of way line of
20 Franklin Street, to a non-tangent curve;
21
- 22 5. Thence along the arc of a curve to the right, non-tangent to the previous course, having a radius of
23 326.94 feet, a distance of 7.18 feet, (the chord of said arc bears N. 81°08'11" E., a distance of 7.18
24 feet;
25
- 26 6. Thence N. 81°45'55" E., a distance of 53.44 feet, more or less, to the POINT OF BEGINNING.
27

28 ALSO
29

30 A portion of vacated Baldwin Court, AMENDED PLAT of ELYRIA, WEST ELYRIA and MOUAT'S
31 ADDITION, From Resurvey Made in February & March, 1892, containing .079 acres/ 3,462 square feet,
32 more or less, in the N 1/2 of the N 1/2 of Section 23, Township 3 South, Range 68 West, of the Sixth
33 Principal Meridian, in the City and County of Denver, Colorado, said vacation being more particularly
34 described as follows:
35

36 Commencing at the CN 1/16 corner of Section 23, a 3 1/4" aluminum cap in range box with no lid, stamped
37 "LS 13155"; Thence N. 53°53'11" E., a distance of 413.61 feet to the east right of way line of Baldwin Court
38 (September 2004) and the POINT OF BEGINNING;
39

- 40 1. Thence S. 0°06'51" E., a distance of 49.38 feet, along said east right of way line of
41 Baldwin Court;
42
- 43 2. Thence S. 71°07'40" W., a distance of 63.37 feet, to the west right of way line of Baldwin
44 Court;
45
- 46 3. Thence N. 0°06'50" W., a distance of 65.58 feet, along said west right of way line of
47 Baldwin Court, to a non-tangent curve;
48

1 4. Thence along the arc of a curve to the right, having a radius of 1360.40 feet, a distance of 60.15 feet,
2 (the chord of said arc bears N. 85°54'01" E., a distance of 60.15 feet), to the POINT OF
3 BEGINNING.
4

5 BASIS OF BEARINGS: The bearing of N. 32° 43' 34" E., between GPS Station "PEARL" (3
6 1/4" cap in range box) and "TOWER" (3 1/4" tablet in sidewalk), shown on the Survey Control Diagram
7 filed by Lund Partnership for Colorado Department of Transportation Project IM- IR(CX) 70-4 (145)
8 (bearings are stated therein as having been rotated clockwise 00° 19' 51.12" from grid bearings of the
9 Colorado coordinate system of 1983, central zone).

10
11 Parcel 101-223111005000

12
13 That parcel of land described in Warranty Deed recorded May 2nd, 1991 at Reception No. R-91-0037068 in
14 the records of the Clerk and Recorder, City and County of Denver, State of Colorado, described therein as
15 follows:

16
17 LOTS 12 AND 13, BLOCK 11, EXCEPT THE REAR 5 FEET THEREOF, ELYRIA,
18 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

19
20 Parcel 110-22311104000

21
22 That parcel of land described in the Quitclaim Deed recorded October 6, 2004 at Reception No. 2004209762
23 in the records of the Clerk and Recorder, City and County of Denver, State of Colorado, described therein as
24 follows:

25
26 An excess parcel of land No. 321X of the Department of Transportation, State of Colorado, Project No. IR-
27 IM(CX) 070-4(145) UNIT 3 containing 0.071 acres/3,088 square feet, more or less, in Lots 37 and 38, Block
28 10, ELYRIA, a subdivision lying in the N. ½ of the N. ½ of Section 23, Township 3 South, Range 68 West,
29 of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said excess parcel of land being
30 more particularly described as follows:

31
32 Commencing at the C.N. 1/16 corner of said Section 23; Thence N. 25°04'48" E., a distance of 363.47 feet to
33 a point on the northwest corner of said Lot 38, said northwest corner also being the True Point of Beginning;

34
35 Thence along the north lot line N. 89°52' 49" E., a distance of 120.00 feet to the west right of way line of
36 Baldwin Court (September 2004);

37 Thence along said west right of way line S. 00° 06' 47" E., a distance of 10.23 feet;

38 Thence along the arc of a curve to the right having a radius of 17.55 feet, a distance of 17.98 feet, (the chord
39 of said arc bears S. 54° 59' 22" W., a distance of 17.20 feet;

40 Thence S. 82° 31' 59" W., a distance of 106.77 feet to the west line of said Lot 37;

41 Thence along said West lot line extended N. 00° 06' 50" W., a distance of 33.72 feet, more or less, to the
42 True Point of Beginning.

43
44 BASIS OF BEARINGS: The bearing of N. 32°43'34" E. between GPS Stations "PEARL" (3-1/4" cap in
45 range box) and "TOWER" (3-1/4" tablet in sidewalk), shown on the Survey Control Diagram filed by Lund
46 Partnership for Colorado Department of Transportation Project No. IM-IR(CX) 70-4 (145) (bearings are
47 stated therein as having been rotated clockwise 00°19'51.12" from grid bearings of the Colorado coordinate
48 system of 1983, central zone).

49
50

1 Also

2
3 An excess parcel of land No. 326X of the Department of Transportation, State of Colorado, Project No. IR-
4 IM(CX) 070-4(145) UNIT 3 containing 0.313 acres/13,648 square feet, more or less, in Lots 40 thru 45,
5 Block 11, ELYRIA, a subdivision lying in the N. ½ of the N. ½ of Section 23, Township 3 South, Range 68
6 West, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said excess parcel of
7 land being more particularly described as follows:

8
9 Commencing at the C.N. 1/16 corner of said Section 23; thence N. 42°14'42" E., a distance of 682.30 feet to
10 the N.W. corner of said Lot 45, said lot corner also being the True Point of Beginning;

11
12 Thence along the north line of said lot N. 89°52'31" E., a distance of 104.12 feet;
13 Thence S. 13°52'09" W., a distance of 19.97 feet;
14 Thence S. 06° 24' 51" W., a distance of 56.03 feet;
15 Thence S. 12° 50' 25" W., a distance of 77.01 feet to the south line of said Lot 40;
16 Thence along the said south lot line S. 89° 52' 31" W., a distance of 75.66 feet to the southwest corner of said
17 Lot 40;
18 Thence along the west line of said lots 40 thru 45, N. 00° 06' 49" W., a distance of 150.10 feet, more or less,
19 to the True Point of Beginning.

20
21 BASIS OF BEARINGS: The bearing of N. 32°43'34" E. between GPS Stations "PEARL" (3-1/4" cap in
22 range box) and "TOWER" (3-1/4" tablet in sidewalk), shown on the Survey Control Diagram filed by Lund
23 Partnership for Colorado Department of Transportation Project No. IM-IR(CX) 70-4 (145) (bearings are
24 stated therein as having been rotated clockwise 00°19'51.12" from grid bearings of the Colorado coordinate
25 system of 1983, central zone).

26
27 Parcel 154-223204019000

28
29 That parcel of land described in the Warranty Deed recorded April 22, 1992 at Reception No. R-92-0041990
30 in the records of the Clerk and Recorder, City and County of Denver, State of Colorado, described therein as
31 follows:

32
33 Lots 15 and 16, Block 4, West Elyria, City and County of Denver, State of Colorado.

34
35 Parcel 156-223204021000

36
37 That parcel of land described in Personal Representative's Deed recorded August 19th, 1997 at Reception
38 No. 9700108552 in the records of the Clerk and Recorder, City and County of Denver, State of Colorado,
39 described therein as follows:

40
41 Lots 11 and 12, Block 4
42 WEST ELYRIA

43
44 Parcel 158-223204023000

45
46 That parcel of land described in Treasurer's Deed recorded July 20th, 1983 in Book 2861, Page 323 in the
47 records of the Clerk and Recorder, City and County of Denver, State of Colorado, described therein as
48 follows:

49
50 LOT NINE (9), BLOCK FOUR (4), WEST ELYRIA

1 Parcel 159-223204024000

2
3 That parcel of land described in Warranty Deed recorded July 17th, 2000 at Reception No. 2000100650 in the
4 records of the Clerk and Recorder, City and County of Denver, State of Colorado, described therein as
5 follows:

6
7 LOT 8, BLOCK 4, WEST ELYRIA, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

8
9 Parcel 160-223204035000

10
11 That parcel of land described in Warranty Deed recorded April 27th, 1981 in Book 2364, Page 265 in the
12 records of the Clerk and Recorder, City and County of Denver, State of Colorado, described therein as
13 follows:

14
15 Lots 5 to 7 and
16 Lots 43 to 48,
17 Block 4,
18 WEST ELYRIA

19
20 Parcel 161-223204037000

21
22 That parcel of land described in Special Warranty Deed recorded December 3rd, 1999 at Reception No.
23 9900204278 in the records of the Clerk and Recorder, City and County of Denver, State of Colorado,
24 described therein as follows:

25
26 Lot One (1) and Two (2), Block Four (4), West Elyria. Lot Three (3), Block Four (4), West Elyria. Lot Four
27 (4), Block Four (4), West Elyria.

28
29 City and County of Denver
30 State of Colorado

31
32 Parcel 162a-223204038000

33
34 That parcel of land described in Warranty Deed recorded June 16th, 1982 in Book 2604, Page 17 in the
35 records of the Clerk and Recorder, City and County of Denver, State of Colorado, described therein as
36 follows:

37
38 The N ½ of Lot 36, and all of Lots 37, 38 and 39, EXCEPT that part of Lot 39 described as follows:
39 Beginning at the Northwest corner of said Lot 39, thence South on the West line of said Lot, 4 feet; thence
40 Easterly in a straight line to a point on the East line of said Lot, 2 ½ feet South of the Northeast corner of
41 said Lot; thence North on the East line of said Lot, 2 ½ feet to the Northeast corner of said Lot; thence West
42 on the North line of said Lot to the point of beginning, Block 4, West Elyria,

43
44 Parcel 163-223204043000

45
46 That parcel of land described in the Warranty Deed recorded July 15, 1996 at Reception No. 9600097155 in
47 the records of the Clerk and Recorder, City and County of Denver, State of Colorado, described therein as
48 follows:

49
50

1 Parcel A: Lots 25 to 28, inclusive, Block 4, West Elyria;
2 Parcel B: Lot 29, Block 4, West Elyria
3 Parcel C: Lot 30, Block 4, West Elyria
4 Parcel E: Lots 33, 34, 35 and the South 1/2 of Lot 36, Block 4, West Elyria
5 City and County of Denver
6 State of Colorado

7
8 EXCEPT for the following described in the Warranty Deed recorded October 1, 2004, at Reception No.
9 2004206343 in the records of the Clerk and Recorder, City and County of Denver, State of Colorado,
10 described as follows:

11
12 Parcel No. 306 Rev. 3 of the Department of Transportation, State of Colorado, Project No. IR-IM(CX) 070-
13 4(145) UNIT 3 containing 0.203 hectares /2032.7 square meters (0.502 acres / 21880 square feet), more or
14 less, in Lots 25 through 33, Block 4, of WEST ELYRIA, a subdivision lying in the northeast quarter of the
15 northwest quarter of Section 23, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the
16 City and County of Denver, Colorado, being described as follows:

17
18 Commencing at the center-north sixteenth corner of said Section 23, a 3-1/4" aluminum cap, stamped "LS
19 13155", in a range box, thence N. 49°55'08" W., a distance of 116.228 meters (381.32 feet) to the POINT OF
20 BEGINNING, a point on the westerly line of said Lot 33 (the easterly right-of-way line of Humboldt St.);

- 21
22 1. Thence S. 13°57'41" E., a distance of 4.043 meters (13.26 feet) to a point of curve;
23 2. Thence on the arc of a curve to the left having a delta of 109°22'39", a radius of 16.740 meters (54.92
24 feet), a distance of 31.957 meters (104.84 feet) to a point of tangent (the chord of said arc bears S.
25 68°39'01" E., a distance of 27.320 meters (89.63 feet);
26 3. Thence N. 56° 39' 40" E., a distance of 13.994 meters (45.91 feet) to a point on the easterly line of
27 said Lot 32, also being on the westerly alley line of said Block 4;
28 4. Thence S. 0°06'51" E., on said westerly alley line, a distance of 59.731 meters (195.97 feet) to a point
29 on the northerly right-of-way line of 46th Avenue, the southeasterly corner of said Lot 25;
30 5. Thence S. 89°49'11" W., on said northerly right-of-way line, a distance of 38.100 meters (125.00
31 feet) to the southwesterly corner of said Lot 25;
32 6. Thence N. 0°06'51" W., on the easterly right-of-way line of Humboldt St., a distance of 66.029
33 meters (216.63 feet) to the POINT OF BEGINNING.

34
35 BASIS OF BEARINGS: The bearing of N. 32°43'34" E. between GPS Stations "PEARL" (3-1/4" cap in
36 range box) and "TOWER" (3-1/4" tablet in sidewalk), shown on the Survey Control Diagram filed by Lund
37 Partnership for Colorado Department of Transportation Project No. IM-IR(CX) 70-4 (145) (bearings stated
38 therein as having been rotated clockwise 0°19'51.12" from grid bearings of the Colorado coordinate system
39 of 1983, central zone).

40
41 Coliseum Parcel

42
43 All of that Parcel of land presently zoned CMP-ENT, UO-2 on the Official Zone Map of the City and County
44 of Denver, as said Map was enacted by City Council Ordinance 333 of 2010, said Parcel situated in the NW
45 1/4 of Section 23 and the SW 1/4 of Section 23, Township 3 South, Range 68 West of the 6th P.M., City and
46 County of Denver, State of Colorado,

47
48 Excepting therefrom those parcels of land described below:
49

1 That parcel of land described in Special Warranty Deed recorded November 27th, 1998 at Reception No.
2 9800198735 in the records of the Clerk and Recorder, City and County of Denver, State of Colorado,
3 described therein as follows:

4
5 PARCEL A:

6
7 A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION
8 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS
9 FOLLOWS:

10
11 BEGINNING AT A POINT 395.5 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE
12 OF BRIGHTON BOULEVARD, AS MEASURED AT RIGHT ANGLES THERETO FROM A POINT
13 THEREON WHICH IS 793.33 FEET NOTHEASTERLY FROM THE NORTHEASTERLY LINE
14 EXTENDED OF 40TH STREET, MEASURED ALONG SAID NORTHWESTERLY LINE OF BRIGHTON
15 BOULEVARD;
16 THENCE NORTHEASTERLY AND PARALLEL TO SAID NORTHWESTERLY LINE OF BRIGHTON
17 BOULEVARD 385 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES 30 FEET;
18 THENCE NORTHEASTERLY AT RIGHT ANGLES, PARALLEL AND 365.5 FEET
19 NORTHWESTERLY OF BRIGHTON BOULEVARD 273 FEET;
20 THENCE ON AN ANGLE TO THE RIGHT OF 90 DEGREES 62.58 FEET;
21 THENCE ON AN ANGLE TO THE LEFT OF 90 DEGREES 116.75 FEET MORE OR LESS TO A POINT
22 270 FEET SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF 44TH STREET AS MEASURED
23 AT RIGHT ANGLES THERETO;
24 THENCE NORTHWESTERLY AND ALONG A LINE 270 FEET SOUTHWESTERLY AND PARALLEL
25 TO THE SOUTHWESTERLY LINE OF 44TH STREET 6.58 FEET MORE OR LESS TO A POINT 309.5
26 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF BRIGHTON BOULEVARD AS
27 MEASURED AT RIGHT ANGLES;
28 THENCE WESTERLY AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 OF
29 THE NORTHWEST 1/4 386.04 FEET MORE OF LESS TO A POINT 600 FEET SOUTHERLY AT
30 RIGHT ANGLES FROM SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4
31 AND 580.5 FEET NORTHWESTERLY AT RIGHT ANGLES FROM THE NOTHWESTERLY LINE OF
32 BRIGHTON BOULEVARD;
33 THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF
34 BRIGHTON BOULEVARD 504.8 FEET; THENCE ON AN ANGLE OF 90 DEGREES TO THE LEFT
35 185 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF
36 COLORADO.

37
38 PARCEL B:

39
40 A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION
41 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS
42 FOLLOWS:

43
44 BEGINNING AT A POINT 190.5 FEET NORTHWESTERLY OF THE NORTHWESTERLY LINE OF
45 BRIGHTON BOULEVARD, MEASURED AT RIGHT ANGLES THERETO FROM A POINT THEREON
46 THAT IS 1051.33 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF 40TH STREET
47 EXTENDED, AS MEASURED ALONG SAID NOTHWESTERLY LINE OF BRIGHTON BOULEVARD,
48 SAID POINT BEING THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND
49 HERETOFORE CONVEYED BY THE UNION PACIFIC RAILROAD COMPANY TO JAY L.
50 AMBROSE AND IDA AMBROSE BY WARRANTY DEED DATED JUNE 4, 1949;

1 THENCE NOTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID PARCEL OF LAND
2 HERETOFORE CONVEYED TO JAY L. AMBROSE AND IDA AMBROSE, AND AT RIGHT ANGLES
3 TO SAID NORTHWESTERLY LINE OF BRIGHTON BOULEVARD, 175 FEET TO THE MOST
4 NORTHERLY CORNER OF SAID PARCEL HERETOFORE CONVEYED;
5 THENCE NORTHEASTERLY AT RIGHT ANGLES, PARALLEL WITH SAID NORTHWESTERLY
6 LINE OF BRIGHTON BOULEVARD 400 FEET;
7 THENCE ON AN ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS 62.58 FEET;
8 THENCE ON AN ANGLE TO THE LEFT OF 90 DEGREES 00 MINUTES 00 SECONDS AND
9 PARALLEL TO SAID NORTHWESTERLY LINE OF BRIGHTON BOULEVARD, 116.75 FEET MORE
10 OR LESS TO A POINT 270 FEET SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF 44TH
11 STREET AS MEASURED AT RIGHT ANGLES;
12 THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH AND 270 FEET
13 SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF 44TH STREET, 112.42 FEET MORE OR
14 LESS TO A POINT 190.5 FEET NORTHWESTERLY OF THE NORTHWESTERLY LINE OF
15 BRIGHTON BOULEVARD AS MEASURED AT RIGHT ANGLES;
16 THENCE SOUTHWESTERLY AND PARALLEL WITH SAID NORTHWESTERLY LINE OF
17 BRIGHTON BOULEVARD, 516.31 FEET MORE OR LESS TO THE POINT OF BEGINNING, CITY
18 AND COUNTY OF DENVER, STATE OF COLORADO.

19
20 That parcel of land described in Special Warranty Deed recorded December 23, 1999 at Reception No.
21 9900215703 in the records of the Clerk and recorder, City and County of Denver, State of Colorado,
22 described therein as follows:

23
24 A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION
25 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
26 COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
27 FOLLOWS:

28
29 BEGINNING AT A POINT 395.50 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE
30 OF BRIGHTON BOULEVARD, AS MEASURED AT RIGHT ANGLES THERETO FROM A POINT
31 TEHREON WHICH IS 793.33 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE
32 EXTENDED OF 40TH STREET, MEASURED ALONG SAID NORTHWESTERLY LINE OF BRIGHTON
33 BOULEVARD; THENCE NORTHEASTERLY AND PARALLEL AND 395.50 FEET FROM THE
34 NORTHWESTERLY LINE OF BRIGHTON BOULEY ARD 385.00 FEET; THENCE SOUTHEASTERLY
35 AT RIGHT ANGLES 30.00 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES, PARALLEL
36 AND 366.5 FEET NORTHWESTERLY OF THE NORTHWESTERLY LINE OF BRIGHTON
37 BOULEVARD 425.00 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES 215.00 FEET;
38 THENCE NORTHEASTERLY AT RIGHT ANGLES PARALLEL AND 580.50 FEET
39 NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF BRIGHTON BOULEY ARD 40.00
40 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES 185.00 FEET, MORE OR LESS, TO THE
41 POINT OF BEGINNING.

42
43 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline
44 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

47

1 COMMITTEE APPROVAL DATE: May 13, 2015.
2 MAYOR-COUNCIL DATE: May 19, 2015.

3 PASSED BY THE COUNCIL: _____, 2015
4 _____ - PRESIDENT

5 APPROVED: _____ - MAYOR _____, 2015

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

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2015; _____, 2015

10 PREPARED BY: Lori Strand, Assistant City Attorney DATE: May 28, 2015

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 D. Scott Martinez, Denver City Attorney

16 BY: _____, Assistant City Attorney DATE: _____, 2015