



08/17/2017 01:32 PM
City & County of Denver

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DEED RESTRICTION AND PROTECTIVE COVENANT

THIS DECLARATION OF DEED RESTRICTION is made by Urban Land Acquisitions, LLC (hereinafter referred to as “Declarant”) whose address is 4155 E. Jewell Ave. Suite 1002 Denver, CO 80222.

WITNESSETH

WHEREAS, Declarant owns in fee simple, certain real property situated in the County of Denver, State of Colorado, hereinafter referred to as the “Property” and described as follows:

LOTS 21, 22, 23 AND THE NORTH 5.00 FEET OF LOT 24, BLOCK 5, TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY ABUTTING AND EAST OF THE SOUTH 9.00 FEET OF LOT 21, ALL OF LOTS 22 AND 23, AND THE NORTH 5.00 FEET OF LOT 24, AS VACATED BY ORDINANCE NO. 478, SERIES OF 2015, RECORDED AUGUST 5, 2015 UNDER RECEPTION NO. 2015109039, WEST VILLA PARK, LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

This Property is also known as 1208 N. Quitman Street Denver, Colorado with a Denver Assessor Parcel Number of 0506121040000.

WHEREAS, Declarant or his successors in interest plan to develop and improve the Property and desire to establish certain height restrictions on future development of the Property;

NOW, THEREFORE, Declarant, as owner of the Property, for himself; and his heirs, executors, administrators, successors and assigns, declares that the Property is held and hereafter shall be conveyed, subject to the following covenants, rights, reservations, limitations, and restrictions:

1. This Covenant, when in effect, shall limit building heights on the Property to 4 stories and to 55 feet in height as calculated by the Denver Zoning Code.

2. The Covenant shall take effect subject to and only in the event that Denver City Council approves the rezoning of the Property to G-RX-5 and the ordinance documenting such rezoning is published in the City of Denver Zoning Map showing the Property zoned as G-RX-5. The rezoning of the Property to G-RX-5 shall be a condition precedent to the enforceability of this Covenant. If the Property is not zoned G-RX-5, this Covenant is invalid and has no further force or effect.

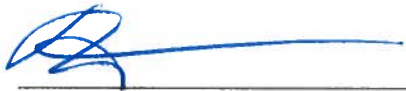
3. This Covenant shall run with the land and be binding upon the heirs and successors in interest to the Property for a period of 25 years commencing on the date the Covenant is recorded in the Denver Clerk and Recorder's Office.

4. This Covenant shall be recorded against the Property in the Denver Clerk and Recorder's Office.

IN WITNESS WHEREOF, Declarant has duly executed this Declaration the day and year stated below.

DECLARANT:

URBAN LAND ACQUISITIONS, LLC

BY: 

DATE: 8-17-17

Name: Brandis Meeks
Title: Managing Member

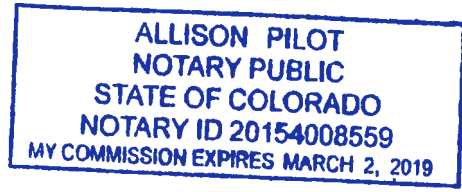
Subscribed and affirmed before me in the county of Arapahoe, State of Colorado,
this 18th day of August, 2017.



(Notary's official signature)

03/02/2019

(Commission Expiration)



Notary

Seal