

Zone Map Amendment (Rezoning) – Application Supporting Document
October 13, 2016

3033 East 1st Avenue,
Denver, CO 80206

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PLOTS 1, 2, 3, 4, 5, 6, A1/2, B1/2, BLOCK 71, HARMAN'S SUBDIVISION TOGETHER WITH THE VACATED ALLEY WITHIN SAID BLOCK 71, AND A PART OF BLOCK C, COLODEN MOOR SUBDIVISION AND A PART OF VACATED FIRST AVENUE ADJACENT TO SAID PARCELS: BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 71 OF HARMAN'S SUBDIVISION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 71 A DISTANCE OF 264.85 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 71; THENCE ALONG THE EAST LINE OF SAID BLOCK 71 ON AN INTERIOR ANGLE TO THE LEFT OF 90°02'35" FROM THE LAST DESCRIBED COURSE A DISTANCE OF 352.71 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 71, BEING A POINT ON THE NORTH LINE OF SAID BLOCK C, COLODEN MOOR; THENCE CONTINUING ON THE EXTENSION OF THE LAST DESCRIBED COURSE A DISTANCE OF 10.00 FEET; THENCE ON AN INTERIOR ANGLE TO THE LEFT OF 151°00'00" FROM THE LAST DESCRIBED COURSE AND ALONG A LINE NON-TANGENT TO THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 39.26 FEET TO A ON THE SOUTHERLY LINE OF SAID BLOCK C; THENCE ALONG THE SOUTHERLY LINE OF SAID BLOCK C ALONG THE ARC OF A NONTANGENT CURVE TO THE LEFT, THE TANGENT OF WHICH FORMS AN INTERIOR ANGLE TO THE LEFT OF 96°53'32" FROM THE LAST DESCRIBED COURSE, SAID CURVE HAVING A CENTRAL ANGLE OF 10°24'43", A RADIUS OF 609.57 FEET A DISTANCE OF 110.77 FEET TO A POINT ON THE WEST LINE OF SAID PLOT B1/2 EXTENDED SOUTHERLY; THENCE ALONG SAID EXTENDED LINE ON AN INTERIOR ANGLE TO THE LEFT OF 101°42'11" FROM THE TANGENT OF THE LAST DESCRIBED CURVE A DISTANCE OF 2.42 FEET TO A POINT 10.00 FEET SOUTH OF THE SOUTH LINE OF SAID BLOCK 71; THENCE ON AN INTERIOR ANGLE TO THE LEFT OF 269°52'57" FROM THE LAST DESCRIBED COURSE, PARALLEL WITH AND 10 FEET SOUTH OF THE SOUTH LINE OF SAID BLOCK 71 A DISTANCE OF 15.00 FEET TO A POINT ON THE EAST LINE OF SAID PLOT A1/2 EXTENDED SOUTHERLY; THENCE ALONG SAID EXTENDED LINE ON AN INTERIOR ANGLE TO THE LEFT OF 270°07'03" FROM THE LAST DESCRIBED COURSE A DISTANCE OF 10.00 FEET TO A POINT 20.00 FEET SOUTH OF SAID SOUTH LINE OF BLOCK 71; THENCE ON AN INTERIOR ANGLE TO THE LEFT OF 89°52'57" FROM THE LAST DESCRIBED COURSE PARALLEL WITH AND 20.00 FEET SOUTH OF SAID SOUTH LINE OF BLOCK 71 A DISTANCE OF 124.88 FEET TO A POINT ON THE WEST LINE OF SAID PLOT A1/2 EXTENDED SOUTHERLY; THENCE ALONG SAID EXTENDED WEST LINE ON AN INTERIOR ANGLE TO THE LEFT OF 90°07'30" A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 71; THENCE CONTINUING ON THE LAST DESCRIBED COURSE ALONG THE WEST LINE OF SAID BLOCK 71 A DISTANCE OF 352.40 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.