

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2024

COUNCIL BILL NO. CB24-0732
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 3821-3897 North Steele**
7 **Street and 3800-3840 North York Street in Clayton.**

8
9 **WHEREAS**, the City Council has determined, based on evidence and testimony presented at
10 the public hearing, that the map amendment set forth below conforms with applicable City laws, is
11 consistent with the City’s adopted plans, furthers the public health, safety and general welfare of the
12 City, will result in regulations and restrictions that are uniform within the I-MX-5 and PUD-G 35
13 districts, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning
14 Code, and is consistent with the neighborhood context and the stated purpose and intent of the
15 proposed zone district; and the proposed PUD-G 35 meets the criteria set forth in Section 12.4.9.10
16 of the Denver Zoning Code;

17 **NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**
18 **DENVER:**

19 **Section 1.** That upon consideration of a change in the zoning classification of the land area
20 hereinafter described, Council finds:

21 a. The land area hereinafter described is presently classified as PUD-G 32; I-1, UO-2 with
22 Waivers; I-0 with Waivers and Conditions.

23 b. It is proposed that the land area hereinafter described be changed to I-MX-5 and PUD-G
24 35.

25 **Section 2.** That the zoning classification of the land area in the City and County of Denver
26 described as follows shall be and hereby is changed from PUD-G 32; I-1, UO-2 with Waivers; I-0 with
27 Waivers and Conditions to I-MX-5:

28 **Quad (a portion of 3840 N York)**

29 LEGAL DESCRIPTION NEW PARCEL:

30
31
32 A PARCEL OF LAND BEING A PART OF THE SOUTHEAST ONE QUARTER OF SECTION 23
33 AND PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH,
34 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,
35 STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
36 COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND
37 MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF

1 THE SOUTHEAST 1/4 OF SAID SECTION 23, 47.94 FEET WEST OF THE SOUTHEAST
2 CORNER OF SAID SOUTHEAST 1/4 AND WHICH POINT IS ALSO ON THE EAST LINE OF
3 YORK STREET;
4 THENCE NORTH 00°07'00" WEST PARALLEL WITH AND 47.94 FEET WEST OF THE EAST
5 LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23 AND ALONG THE EAST LINE OF YORK
6 STREET (SAID EAST LINE BEING THE BASIS OF BEARINGS FOR ALL BEARINGS STATED
7 HEREIN), A DISTANCE OF 225.69 FEET;
8 THENCE NORTH 89°56'24" EAST, A DISTANCE OF 46.57 FEET;
9 THENCE SOUTH 75°42'55" EAST, A DISTANCE OF 46.50 FEET;
10 THENCE NORTH 89°56'24" EAST, A DISTANCE OF 136.23 FEET;
11 THENCE SOUTH 00°07'00" EAST, A DISTANCE OF 17.00 FEET;
12 THENCE NORTH 89°56'24" EAST, A DISTANCE OF 197.17 FEET;
13 THENCE NORTH 00°07'00" WEST, A DISTANCE OF 29.24 FEET;
14 THENCE SOUTH 89°56'24" WEST, A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF
15 BEGINNING;
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17 THENCE NORTH 00°07'00" WEST, A DISTANCE OF 150.00 FEET;
18 THENCE SOUTH 89°56'24" WEST, A DISTANCE OF 122.00 FEET;
19 THENCE SOUTH 00°03'34" EAST, A DISTANCE OF 150.00 FEET;
20 THENCE NORTH 89°56'24" EAST, A DISTANCE OF 122.15 FEET TO THE TRUE POINT OF
21 BEGINNING,
22 CITY AND COUNTY OF DENVER, STATE OF COLORADO.
23
24 CONTAINING 18,311 SQ. FT. (0.4204 ACRES), MORE OR LESS.
25

26 **3857 STEELE STREET: PARCEL B1**
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28 A PARCEL OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 23 AND PART OF
29 THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH
30 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING
31 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
32

33 BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND
34 MOFFATS ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF
35 THE SOUTHEAST 1/4 OF SAID SECTION 23, 47.94 FEET WEST OF THE SOUTHEAST
36 CORNER OF SAID SOUTHEAST 1/4 AND WHICH POINT IS ALSO ON THE EAST LINE OF
37 YORK STREET; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST PARALLEL
38 WITH AND 47.94 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID
39 SECTION 23 AND ALONG THE EAST LINE OF YORK STREET, A DISTANCE OF 576.18 FEET
40 TO THE TRUE POINT OF BEGINNING;
41 THENCE CONTINUING NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST PARALLEL
42 WITH AND 47.94 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST 1/4 AND ALONG
43 THE EAST LINE OF YORK STREET, A DISTANCE OF 85.00 FEET;
44 THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF 47.94
45 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4;
46 THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF
47 SAID SOUTHEAST 1/4, A DISTANCE OF 50.00 FEET;
48 THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 451.42
49 FEET;

1 THENCE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS EAST, A DISTANCE OF 112.17
2 FEET;
3 THENCE SOUTH 89 DEGREES 56 MINUTES 35 SECONDS WEST, A DISTANCE OF 0.50
4 FEET;
5 THENCE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS EAST, A DISTANCE OF 179.52
6 FEET;
7 THENCE SOUTH 89 DEGREES 56 MINUTES 35 SECONDS WEST, A DISTANCE OF 113.66
8 FEET;
9 THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 56.70
10 FEET;
11 THENCE SOUTH 89 DEGREES 56 MINUTES 22 SECONDS WEST, A DISTANCE OF 175.00
12 FEET;
13 THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00
14 FEET;
15 THENCE SOUTH 89 DEGREES 56 MINUTES 24 SECONDS WEST, A DISTANCE OF 210.00
16 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING,
17 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

18
19 EXCEPTING FROM PARCELS B1 THROUGH B9 THE LAND CONVEYED TO THE CITY AND
20 COUNTY OF DENVER IN DEEDS RECORDED JANUARY 4, 2019 UNDER RECEPTION NO.
21 2019000991 AND UNDER RECEPTION NO. 2019000993 AND CORRECTION DEED
22 RECORDED JANUARY 17, 2020.

23
24 **3863 STEELE STREET: PARCEL B2**

25
26 A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 3
27 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
28 DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
29

30 BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND
31 MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF
32 THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 47.94 FEET
33 WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 AND WHICH POINT IS ALSO
34 ON THE EAST LINE OF YORK STREET:

35 THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST PARALLEL WITH AND
36 47.94 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 23 AND ALONG
37 THE EAST LINE OF YORK STREET, A DISTANCE OF 661.18 FEET;

38 THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF 47.94
39 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4;

40 THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF
41 SAID SOUTHEAST 1/4, A DISTANCE OF 50.00 FEET;

42 THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 451.42
43 FEET TO THE TRUE POINT OF BEGINNING;

44 THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 239.43
45 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS EAST, A DISTANCE OF
46 291.70 FEET TO A POINT 319.48 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST
47 1/4 OF SAID SECTION 24;

48 THENCE SOUTH 89 DEGREES 56 MINUTES 35 SECONDS WEST, A DISTANCE OF 239.93
49 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, A DISTANCE OF

1 179.52 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 35 SECONDS EAST, A DISTANCE
2 OF 0.50 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, A
3 DISTANCE OF 112.17 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING,
4 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

5
6 EXCEPTING FROM PARCELS B1 THROUGH B9 THE LAND CONVEYED TO THE CITY AND
7 COUNTY OF DENVER IN DEEDS RECORDED JANUARY 4, 2019 UNDER RECEPTION NO.
8 2019000991 AND UNDER RECEPTION NO. 2019000993 AND CORRECTION DEED
9 RECORDED JANUARY 17, 2020.

10
11 **3869 STEELE STREET: PARCEL B3**

12
13 A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 3
14 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
15 DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

16
17 BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND
18 MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF
19 THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 47.94 FEET
20 WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 AND WHICH POINT IS ALSO
21 ON THE EAST LINE OF YORK STREET;

22 THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST PARALLEL WITH AND 47.94
23 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23 AND ALONG
24 THE EAST LINE OF YORK STREET, A DISTANCE OF 661.18 FEET;

25 THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF 47.94
26 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4;

27 THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF
28 SAID SOUTHEAST 1/4, A DISTANCE OF 50.00 FEET;

29 THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 690.85
30 FEET TO THE TRUE POINT OF BEGINNING;

31 THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 240.11
32 FEET;

33 THENCE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, A DISTANCE OF 291.72
34 FEET TO A POINT 319.47 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4;

35 THENCE SOUTH 89 DEGREES 56 MINUTES 35 SECONDS WEST, A DISTANCE OF 240.11
36 FEET TO A POINT 319.48 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4;

37 THENCE NORTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, A DISTANCE OF 291.70
38 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING;

39 EXCEPTING FROM PARCELS B1 THROUGH B9 THE LAND CONVEYED TO THE CITY AND
40 COUNTY OF DENVER IN DEEDS RECORDED JANUARY 4, 2019 UNDER RECEPTION NO.
41 2019000991 AND UNDER RECEPTION NO. 2019000993 AND CORRECTION DEED
42 RECORDED JANUARY 17, 2020.

43
44 **3875 STEELE STREET: PARCEL B4**

45
46 A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 3
47 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
48 DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1 BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND
2 MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF
3 THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 47.94 FEET
4 WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 AND WHICH POINT IS ALSO
5 ON THE EAST LINE OF YORK STREET;
6 THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST PARALLEL WITH AND
7 47.94 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23 AND
8 ALONG THE EAST LINE OF YORK STREET, A DISTANCE OF 661.18 FEET;
9 THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF 47.94
10 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4;
11 THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF
12 SAID SOUTHEAST 1/4, A DISTANCE OF 50.00 FEET;
13 THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 930.96
14 FEET TO THE TRUE POINT OF BEGINNING;
15 THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 240.11
16 FEET;
17 THENCE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS EAST, A DISTANCE OF 291.73
18 FEET TO A POINT 319.46 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4;
19 THENCE SOUTH 89 DEGREES 56 MINUTES 35 SECONDS WEST, A DISTANCE OF 240.11
20 FEET TO A POINT 319.47 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4;
21 THENCE NORTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, A DISTANCE OF 291.72
22 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING,
23 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

24
25 EXCEPTING FROM PARCELS B1 THROUGH B9 THE LAND CONVEYED TO THE CITY AND
26 COUNTY OF DENVER IN DEEDS RECORDED JANUARY 4, 2019 UNDER RECEPTION NO.
27 2019000991 AND UNDER RECEPTION NO. 2019000993 AND CORRECTION DEED
28 RECORDED JANUARY 17, 2020.

29
30 **3881 STEELE STREET: PARCEL B5**

31
32 A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 3
33 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
34 DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
35

36 BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND
37 MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF
38 THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 47.94 FEET
39 WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 AND WHICH POINT IS ALSO
40 ON THE EAST LINE OF YORK STREET;
41 THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST PARALLEL WITH AND 47.94
42 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23 AND ALONG
43 THE EAST LINE OF YORK STREET, A DISTANCE OF 661.18 FEET;
44 THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF 47.94
45 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4;
46 THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF
47 SAID SOUTHEAST 1/4, A DISTANCE OF 50.00 FEET;
48 THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 1,171.07
49 FEET TO THE TRUE POINT OF BEGINNING;

1 THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 240.11
2 FEET;
3 THENCE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS EAST, A DISTANCE OF 291.74
4 FEET TO A POINT 319.45 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4;
5 THENCE SOUTH 89 DEGREES 56 MINUTES 35 SECONDS WEST, A DISTANCE OF 240.11
6 FEET TO A POINT 319.46 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4;
7 THENCE NORTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, A DISTANCE OF 291.73
8 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING,
9 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

10
11 EXCEPTING FROM PARCELS B1 THROUGH B9 THE LAND CONVEYED TO THE CITY AND
12 COUNTY OF DENVER IN DEEDS RECORDED JANUARY 4, 2019 UNDER RECEPTION NO.
13 2019000991 AND UNDER RECEPTION NO. 2019000993 AND CORRECTION DEED
14 RECORDED JANUARY 17, 2020.

15
16 **3887 STEELE STREET: PARCEL B6**

17
18 A PARCEL OF LAND BEING A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 24,
19 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
20 COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED
21 AS FOLLOWS:

22
23 BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND
24 MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF
25 THE SOUTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST,
26 47.94 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER
27 AND WHICH POINT IS ALSO ON THE EAST LINE OF YORK STREET; THENCE NORTH 00
28 DEGREES 07 MINUTES 00 SECONDS WEST PARALLEL WITH AND 47.94 FEET WEST OF
29 THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 23 AND ALONG
30 THE EAST LINE OF YORK STREET, A DISTANCE OF 661.18 FEET; THENCE NORTH 89
31 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF 47.94 FEET TO A POINT ON
32 THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER; THENCE SOUTH 00 DEGREES 07
33 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST ONE-
34 QUARTER, A DISTANCE OF 50.00 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 24
35 SECONDS EAST A DISTANCE OF 1411.18 FEET TO THE TRUE POINT OF BEGINNING;
36 THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 240.11
37 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS EAST A DISTANCE OF
38 291.75 FEET TO A POINT 319.44 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST
39 ONE-QUARTER; THENCE SOUTH 89 DEGREES 56 MINUTES 35 SECONDS WEST, A
40 DISTANCE OF 240.11 FEET TO A POINT 319.45 FEET NORTH OF THE SOUTH LINE OF SAID
41 SOUTHWEST ONE-QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 42 SECONDS
42 WEST, A DISTANCE OF 291.74 FEET, MORE OR LESS, TO THE TRUE POINT OF
43 BEGINNING.
44 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

45
46 EXCEPTING FROM PARCELS B1 THROUGH B9 THE LAND CONVEYED TO THE CITY AND
47 COUNTY OF DENVER IN DEEDS RECORDED JANUARY 4, 2019 UNDER RECEPTION NO.
48 2019000991 AND UNDER RECEPTION NO. 2019000993 AND CORRECTION DEED
49 RECORDED JANUARY 17, 2020.

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3893 STEELE STREET: PARCEL B7

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 47.94 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER AND WHICH POINT IS ALSO ON THE EAST LINE OF YORK STREET; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST PARALLEL WITH AND 47.94 FEET WEST OF THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 23 AND ALONG THE EAST LINE OF YORK STREET, A DISTANCE OF 661.18 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF 47.94 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER; THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 50.00 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 1651.29 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 239.93 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS EAST, A DISTANCE OF 291.76 FEET TO A POINT 319.43 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER; THENCE SOUTH 89 DEGREES 56 MINUTES 35 SECONDS WEST, A DISTANCE OF 239.93 FEET TO A POINT 319.44 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, A DISTANCE OF 291.75 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXCEPTING FROM PARCELS B1 THROUGH B9 THE LAND CONVEYED TO THE CITY AND COUNTY OF DENVER IN DEEDS RECORDED JANUARY 4, 2019 UNDER RECEPTION NO. 2019000991 AND UNDER RECEPTION NO. 2019000993 AND CORRECTION DEED RECORDED JANUARY 17, 2020.

3895 STEELE STREET: PARCEL B8

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 47.94 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER AND WHICH POINT IS ALSO ON THE EAST LINE OF YORK STREET; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST PARALLEL WITH AND 47.94 FEET WEST OF THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 23 AND ALONG THE EAST LINE OF YORK STREET, A DISTANCE OF 661.18 FEET; THENCE NORTH 89

1 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF 47.94 FEET TO A POINT ON
2 THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER; THENCE SOUTH 00 DEGREES 07
3 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST ONE-
4 QUARTER, A DISTANCE OF 50.00 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 24
5 SECONDS EAST, A DISTANCE OF 1891.22 FEET TO THE TRUE POINT OF BEGINNING;
6 THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 295.94
7 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS EAST, A DISTANCE OF
8 315.12 FEET; THENCE SOUTH 74 DEGREES 42 MINUTES 31 SECONDS WEST, A DISTANCE
9 OF 19.67 FEET; THENCE SOUTH 83 DEGREES 02 MINUTES 42 SECONDS WEST, A
10 DISTANCE OF 88.98 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 21 SECONDS WEST,
11 A DISTANCE OF 108.41 FEET TO A POINT 280.34 FEET NORTH OF THE SOUTH LINE OF
12 SAID SOUTHWEST ONE-QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 00
13 SECONDS EAST, A DISTANCE OF 39.03 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES
14 35 SECONDS WEST, A DISTANCE OF 80.32 FEET; THENCE NORTH 00 DEGREES 04
15 MINUTES 42 SECONDS WEST, A DISTANCE OF 291.76 FEET, MORE OR LESS, TO THE
16 TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
17

18 EXCEPTING FROM PARCELS B1 THROUGH B9 THE LAND CONVEYED TO THE CITY AND
19 COUNTY OF DENVER IN DEEDS RECORDED JANUARY 4, 2019 UNDER RECEPTION NO.
20 2019000991 AND UNDER RECEPTION NO. 2019000993 AND CORRECTION DEED
21 RECORDED JANUARY 17, 2020.
22

23 **3897 STEELE STREET: PARCEL B9**
24

25 A PARCEL OF LAND BEING A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 24,
26 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
27 COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED
28 AS FOLLOWS:
29

30 BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND
31 MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF
32 THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 47.94 FEET
33 WEST OF WITH THE SE CORNER OF SAID SOUTHEAST 1/4 AND WHICH POINT IS ALSO ON
34 THE EAST LINE OF YORK STREET; THENCE N00°07'00"W, PARALLEL WITH AND 47.94 FEET
35 WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23 AND ALONG THE
36 EAST LINE OF YORK STREET, A DISTANCE OF 661.18 FEET; THENCE N89°57'20"E, A
37 DISTANCE OF 47.94 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4;
38 THENCE S00°07'00"E, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF
39 50.00 FEET; THENCE N89°56'24"E, A DISTANCE OF 2187.16 FEET TO THE TRUE POINT OF
40 BEGINNING; THENCE N89°56'24"E, A DISTANCE OF 439.10 FEET TO A POINT ON THE WEST
41 LINE OF STEELE STREET 32.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST 1/4
42 OF SAID SECTION 24; THENCE S00°03'42"E, ALONG THE WEST LINE OF STEELE STREET
43 PARALLEL WITH AND 32.00 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4, A
44 DISTANCE OF 118.19 FEET; THENCE S88°53'38"W, A DISTANCE OF 102.89 FEET; THENCE
45 S52°43'16"W, A DISTANCE OF 147.05 FEET; THENCE S53°33'45"W, A DISTANCE OF 41.32
46 FEET; THENCE S58°43'19"W, A DISTANCE OF 65.32 FEET; THENCE S66°25'46"W, A
47 DISTANCE OF 83.04 FEET; THENCE S74°42'31"W, A DISTANCE OF 55.65 FEET; THENCE
48 N00°04'42"W, A DISTANCE OF 315.12 FEET, MORE OR LESS, TO THE TRUE POINT OF
49 BEGINNING.

1 EXCEPTING FROM PARCELS B1 THROUGH B9 THE LAND CONVEYED TO THE CITY AND
2 COUNTY OF DENVER IN DEEDS RECORDED JANUARY 4, 2019 UNDER RECEPTION NO.
3 2019000991 AND UNDER RECEPTION NO. 2019000993 AND CORRECTION DEED
4 RECORDED JANUARY 17, 2020.

5
6 **3821 STEELE STREET: PARCEL B10**

7
8 A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 3
9 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS
10 FOLLOWS:

11
12 BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 24;
13 THENCE N89°56'27"E ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF
14 1650.88 FEET TO THE TRUE POINT OF BEGINNING; THENCE N00°04'42"W, A DISTANCE OF
15 319.44 FEET; THENCE N89°56'35"E, A DISTANCE OF 320.25 FEET, MORE OR LESS, TO THE
16 WEST LINE OF PARCEL B AS SET FORTH IN QUITCLAIM DEED RECORDED JULY 8, 1998
17 UNDER RECEPTION NO. 9800108331; THENCE S00°00'00"E, A DISTANCE OF 319.37 FEET
18 TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE S89°56'27"W ALONG
19 SAID SOUTH LINE, A DISTANCE OF 319.86 FEET, MORE OR LESS, TO THE TRUE POINT OF
20 BEGINNING,
21 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

22
23 **3827 STEELE STREET: PARCEL B11**

24
25 A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 3
26 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS
27 FOLLOWS:

28
29 BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 24;
30 THENCE N89°56'27"E ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF
31 1410.77 FEET TO THE TRUE POINT OF BEGINNING; THENCE N00°04'42"W, A DISTANCE OF
32 319.45 FEET; THENCE N89°56'35"E, A DISTANCE OF 240.11 FEET; THENCE S00°04'42"E, A
33 DISTANCE OF 319.44 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4;
34 THENCE S89°56'27"W ALONG SAID SOUTH LINE, A DISTANCE OF 240.11 FEET, MORE OR
35 LESS, TO THE TRUE POINT OF BEGINNING,
36 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

37
38 **3833 STEELE STREET: PARCEL B12**

39
40 A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 24; TOWNSHIP 3
41 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS
42 FOLLOWS:

43
44 BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 24;
45 THENCE N89°56'27"E ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF
46 1170.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE N00°04'42"W, A DISTANCE OF
47 319.46 FEET; THENCE N89°56'35"E, A DISTANCE OF 240.11 FEET; THENCE S00°04'42"E, A
48 DISTANCE OF 319.45 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4;

1 THENCE S89°56'27"W ALONG SAID SOUTH LINE A DISTANCE OF 240.11 FEET, MORE OR
2 LESS, TO THE TRUE POINT OF BEGINNING,
3 CITY AND COUNTY OF DENVER, STATE OF COLORADO.
4

5 **3839 STEELE STREET: PARCEL B13**
6

7 A PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 3
8 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS
9 FOLLOWS:

10 BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 24;
11 THENCE N89°56'27"E ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF
12 930.55 FEET TO THE TRUE POINT OF BEGINNING; THENCE N00°04'42"W, A DISTANCE OF
13 319.47 FEET; THENCE N89°56'35"E, A DISTANCE OF 240.11 FEET; THENCE S00°04'42"E, A
14 DISTANCE OF 319.46 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4;
15 THENCE S89°56'27"W ALONG SAID SOUTH LINE, A DISTANCE OF 240.11 FEET, MORE OR
16 LESS, TO THE TRUE POINT OF BEGINNING,
17 CITY AND COUNTY OF DENVER, STATE OF COLORADO.
18

19 **3845 STEELE STREET: PARCEL B14**
20

21 A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 3
22 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS
23 FOLLOWS:
24

25 BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 24;
26 THENCE N89°56'27"E ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF
27 690.44 FEET TO THE TRUE POINT OF BEGINNING; THENCE N00°04'42"W, A DISTANCE OF
28 319.48 FEET; THENCE N89°56'35"E, A DISTANCE OF 240.11 FEET; THENCE S00°04'42"E, A
29 DISTANCE OF 319.47 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4;
30 THENCE S89°56'27"W ALONG SAID SOUTH LINE, A DISTANCE OF 240.11 FEET, MORE OR
31 LESS, TO THE TRUE POINT OF BEGINNING,
32 CITY AND COUNTY OF DENVER, STATE OF COLORADO.
33

34 **3851 STEELE STREET: PARCEL B15**
35

36 A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 3
37 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS
38 FOLLOWS:
39

40 BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 24;
41 THENCE N89°56'27"E ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF
42 377.06 FEET TO THE TRUE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE
43 N00°07'00"W A DISTANCE OF 226.19 FEET; THENCE S89°56'24"W, A DISTANCE OF 40.00
44 FEET; THENCE N00°07'00"W, A DISTANCE OF 93.30 FEET; THENCE N89°56'35"E, A
45 DISTANCE OF 353.59 FEET; THENCE S00°04'42"E A DISTANCE OF 319.48 FEET TO A POINT
46 ON THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE S89°56'27"W ALONG SAID SOUTH
47 LINE, A DISTANCE OF 313.38 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING,
48 CITY AND COUNTY OF DENVER, STATE OF COLORADO

49 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline

1 thereof, which are immediately adjacent to the aforesaid specifically described area.

2 **Section 3.** That the zoning classification of the land area in the City and County of Denver
3 described as follows shall be and hereby is changed from PUD-G 32 to PUD-G 35:

4 **SUBAREA A**
5 **3840 York St & 3844 York St**

6
7 A PARCEL OF LAND BEING A PART OF THE SOUTHEAST ONE QUARTER OF SECTION 23
8 AND PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH,
9 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,
10 STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
11 COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND
12 MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF
13 THE SOUTHEAST ¼ OF SAID SECTION 23, 47.94 FEET WEST OF THE SOUTHEAST
14 CORNER OF SAID SOUTHEAST ¼ AND WHICH POINT IS ALSO ON THE EAST LINE OF
15 YORK STREET; THENCE NORTH 00°07'00" WEST PARALLEL WITH AND 47.94 FEET WEST
16 OF THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 23 AND ALONG THE EAST
17 LINE OF YORK STREET, A DISTANCE OF 225.69 FEET TO THE TRUE POINT OF BEGINNING;
18 THENCE NORTH 89°56'24" EAST, A DISTANCE OF 46.57 FEET;
19 THENCE SOUTH 75°42'55" EAST, A DISTANCE OF 46.50 FEET;
20 THENCE NORTH 89°56'24" EAST, A DISTANCE OF 136.23 FEET;
21 THENCE SOUTH 00°07'00" EAST, A DISTANCE OF 17.00 FEET;
22 THENCE NORTH 89°56'24" EAST, A DISTANCE OF 197.17 FEET;
23 THENCE NORTH 00°07'00" WEST, A DISTANCE OF 29.24 FEET;
24 THENCE SOUTH 89°56'24" WEST, A DISTANCE OF 40.00 FEET;
25 THENCE NORTH 00°07'00" WEST, A DISTANCE OF 150.00 FEET;
26 THENCE SOUTH 89°56'24" WEST, A DISTANCE OF 175.00 FEET;
27 THENCE NORTH 00°07'00" WEST, A DISTANCE OF 64.60 FEET;
28 THENCE SOUTH 89°56'24" WEST, A DISTANCE OF 117.15 FEET;
29 THENCE NORTH 00°07'00" WEST, A DISTANCE OF 19.99 FEET;
30 THENCE SOUTH 89°56'24" WEST, A DISTANCE OF 92.85 FEET TO THE EAST LINE OF YORK
31 STREET;
32 THENCE SOUTH 00°07'00" EAST ALONG THE EAST LINE OF YORK STREET, A DISTANCE
33 OF 235.31 FEET TO THE TRUE POINT OF BEGINNING,
34 CITY AND COUNTY OF DENVER, STATE OF COLORADO

35
36 EXCEPTING THE PORTION DESCRIBED:
37 A PARCEL OF LAND BEING A PART OF THE SOUTHEAST ONE QUARTER OF SECTION 23
38 AND PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH,
39 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,
40 STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
41 COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND
42 MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF
43 THE SOUTHEAST 1/4 OF SAID SECTION 23, 47.94 FEET WEST OF THE SOUTHEAST
44 CORNER OF SAID SOUTHEAST 1/4 AND WHICH POINT IS ALSO ON THE EAST LINE OF
45 YORK STREET;
46 THENCE NORTH 00°07'00" WEST PARALLEL WITH AND 47.94 FEET WEST OF THE EAST
47 LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23 AND ALONG THE EAST LINE OF YORK

1 STREET (SAID EAST LINE BEING THE BASIS OF BEARINGS FOR ALL BEARINGS STATED
2 HEREIN), A DISTANCE OF 225.69 FEET;
3 THENCE NORTH 89°56'24" EAST, A DISTANCE OF 46.57 FEET;
4 THENCE SOUTH 75°42'55" EAST, A DISTANCE OF 46.50 FEET;
5 THENCE NORTH 89°56'24" EAST, A DISTANCE OF 136.23 FEET;
6 THENCE SOUTH 00°07'00" EAST, A DISTANCE OF 17.00 FEET;
7 THENCE NORTH 89°56'24" EAST, A DISTANCE OF 197.17 FEET;
8 THENCE NORTH 00°07'00" WEST, A DISTANCE OF 29.24 FEET;
9 THENCE SOUTH 89°56'24" WEST, A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF
10 BEGINNING;

11
12 THENCE NORTH 00°07'00" WEST, A DISTANCE OF 150.00 FEET;
13 THENCE SOUTH 89°56'24" WEST, A DISTANCE OF 122.00 FEET;
14 THENCE SOUTH 00°03'34" EAST, A DISTANCE OF 150.00 FEET;
15 THENCE NORTH 89°56'24" EAST, A DISTANCE OF 122.15 FEET TO THE TRUE POINT OF
16 BEGINNING,
17 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

18
19 THE DESCRIBED CONTAINS 62,618 SQ. FT.

20
21 TOGETHER WITH:

22
23 **3850 YORK ST.**

24
25 THE FOLLOWING REAL ESTATE LOCATED IN THE CITY AND COUNTY OF DENVER,
26 COLORADO:
27 A PARCEL OF LAND BEING A PART OF THE SOUTHEAST ONE QUARTER OF SECTION 23
28 AND PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH,
29 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,
30 STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
31 COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND
32 MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF
33 THE SOUTHEAST ¼ OF SAID SECTION 23, 47.94 FEET WEST OF THE SOUTHEAST
34 CORNER OF SAID SOUTHEAST ¼ AND WHICH POINT IS ALSO ON THE EAST LINE OF
35 YORK STREET:

36 THENCE NORTH 00°07'00" WEST PARALLEL WITH AND 47.94 FEET WEST OF THE EAST
37 LINE OF THE SOUTHEAST ¼ OF SAID SECTION 23 AND ALONG THE EAST LINE OF YORK
38 STREET, A DISTANCE OF 461.00 FEET TO THE TRUE POINT OF BEGINNING: THENCE
39 NORTH 89°56'24" EAST, A DISTANCE OF 92.85 FEET;
40 THENCE SOUTH 00°07'00" EAST, A DISTANCE OF 19.99 FEET;
41 THENCE NORTH 89°56'24" EAST, A DISTANCE OF 117.15 FEET;
42 THENCE NORTH 00°07'00" WEST, A DISTANCE OF 135.40 FEET;
43 THENCE SOUTH 89°56'24" WEST, A DISTANCE OF 210.00 FEET TO THE EAST LINE OF
44 YORK STREET;

45 THENCE SOUTH 00°07'00" EAST ALONG THE EAST LINE OF YORK STREET, A DISTANCE
46 OF 115.41 FEET TO THE TRUE POINT OF BEGINNING,
47 CITY AND COUNTY OF DENVER, STATE OF COLORADO.
48 THE DESCRIBED CONTAINS 26,578 SQ. FT. OR 0.6101 ACRES, MORE OR LESS.;

49

1 **SUBAREA B**

2
3 A PARCEL OF LAND BEING A PART OF THE SOUTHEAST ONE QUARTER OF SECTION 23
4 AND PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH,
5 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER.
6 STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
7 BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND
8 MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF
9 THE SOUTHEAST ¼ OF SAID SECTION 23, 47.94 FEET WEST OF THE SOUTHEAST
10 CORNER OF SAID SOUTHEAST ¼ AND WHICH POINT IS ALSO ON THE EAST LINE OF
11 YORK STREET;
12 THENCE NORTH 00°07'00" WEST PARALLEL WITH AND 47.94 FEET WEST OF THE EAST
13 LINE OF THE SOUTHEAST ¼ OF SAID SECTION 23 AND ALONG THE EAST LINE OF YORK
14 STREET, A DISTANCE OF 225.69 FEET;
15 THENCE NORTH 89°56'24" EAST, A DISTANCE OF 46.57 FEET;
16 THENCE SOUTH 75°42'55" EAST, A DISTANCE OF 46.50 FEET;
17 THENCE NORTH 89°56'24" EAST, A DISTANCE OF 136.23 FEET;
18 THENCE SOUTH 00°07'00" EAST, A DISTANCE OF 17.00 FEET;
19 THENCE NORTH 89°56'24" EAST, A DISTANCE OF 197.17 FEET;
20 THENCE SOUTH 00°07'00" EAST, A DISTANCE OF 196.22 FEET TO A POINT ON THE SOUTH
21 LINE OF THE SOUTHWEST ¼ OF SAID SECTION 24;
22 THENCE SOUTH 89°48'42" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF
23 SAID SECTION 24, A DISTANCE OF 425.00 FEET, MORE OR LESS, TO THE POINT OF
24 BEGINNING,
25 CITY AND COUNTY OF DENVER, STATE OF COLORADO.
26 THE DESCRIBED CONTAINS 88,265 SQ. FT. OR 2.0263 ACRES, MORE OR LESS.

27
28 TOGETHER WITH:

29
30 LOTS 1 THROUGH 6, INCLUSIVE, AND THE NORTH ONE-HALF OF LOT 7, BLOCK 1,
31 CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, AND LOTS 1 THROUGH 6,
32 INCLUSIVE, AND THE NORTH ONE-HALF OF LOT 7, BLOCK 1, LESSIG ADDITION, CITY AND
33 COUNTY OF DENVER, STATE OF COLORADO

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

36 **Section 4.** PUD-G 35, as filed in the words and figures contained and set forth therein, available
37 in the office and on the web page of City Council, and filed in the office of the City Clerk on the 11th day
38 of September 2024, under City Clerk's Filing No. 20240116, is hereby approved.

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

1 COMMITTEE APPROVAL DATE: September 10, 2024

2 MAYOR-COUNCIL DATE: N/A

3 PASSED BY THE COUNCIL: October 14, 2024

4 *Amursh P. Sandora* - PRESIDENT

5 APPROVED: _____ - MAYOR _____

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: September 12, 2024

11 Pursuant to Section 13-9, 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
16 Kerry Tipper, Denver City Attorney

17
18 BY: *Anshul Bagga*, Assistant City Attorney DATE: Sep 12, 2024