

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2018

COUNCIL BILL NO. CB18-0424  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for approximately 9701 East 56th Avenue in Stapleton.**

**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 M-RX-5 district, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is consistent with the neighborhood context and the stated purpose and intent of the proposed zone district;

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

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

- a. The land area hereinafter described is presently classified as M-RH-3 and OS-B.
- b. It is proposed that the land area hereinafter described be changed to M-RX-5.

**Section 2.** That the zoning classification of the land area in the City and County of Denver described as follows as depicted on **Exhibit A** shall be and hereby is changed from M-RH-3 and OS-B to M-RX-5:

**Legal Description**

**PARCEL 1**

A PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991" AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991", ASSUMED TO BEAR SOUTH 00°32'23" EAST, A DISTANCE OF 2,654.84 FEET;

**BEGIN** AT THE NORTH END OF SAID EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10;

THENCE SOUTH 00°32'23" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2,654.84 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 10;

1 THENCE SOUTH 89°29'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,648.62 FEET;  
2  
3 THENCE NORTH 00°33'08" WEST A DISTANCE OF 222.47 FEET;  
4  
5 THENCE NORTH 89°26'52" EAST A DISTANCE OF 2,255.33 FEET TO A 200.00 FOOT RADIUS TANGENT CURVE  
6 WHOSE CENTER BEARS NORTHERLY;  
7  
8 THENCE NORTHEASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 86°26'16" AN ARC  
9 DISTANCE OF 301.73 FEET;  
10  
11 THENCE NORTH 03°00'35" EAST A DISTANCE OF 1,196.89 FEET TO A 1,500.00 FOOT RADIUS TANGENT CURVE  
12 WHOSE CENTER BEARS WESTERLY;  
13  
14 THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 03°33'43" AN ARC DISTANCE  
15 OF 93.25 FEET;  
16  
17 THENCE NORTH 00°33'08" WEST A DISTANCE OF 108.37 FEET TO A 200.00 FOOT RADIUS TANGENT CURVE WHOSE  
18 CENTER BEARS WESTERLY;  
19  
20 THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°57'57" AN ARC DISTANCE  
21 OF 66.20 FEET;  
22  
23 THENCE NORTH 19°31'05" WEST A DISTANCE OF 211.15 FEET TO A 400.00 FOOT RADIUS TANGENT CURVE WHOSE  
24 CENTER BEARS EASTERLY;  
25  
26 THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 37°55'53" AN ARC DISTANCE  
27 OF 264.81 FEET;  
28  
29 THENCE NORTH 18°24'48" EAST A DISTANCE OF 211.16 FEET TO A 200.00 FOOT RADIUS TANGENT CURVE WHOSE  
30 CENTER BEARS WESTERLY;  
31  
32 THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°57'56" AN ARC DISTANCE  
33 OF 66.20 FEET;  
34  
35 THENCE NORTH 00°33'09" WEST A DISTANCE OF 837.30 FEET;  
36  
37 THENCE SOUTH 89°26'52" WEST A DISTANCE OF 1,220.27 FEET;  
38  
39 THENCE NORTH 00°33'08" WEST A DISTANCE OF 137.00 FEET;  
40  
41 THENCE SOUTH 89°26'52" WEST A DISTANCE OF 708.90 FEET TO A 500.00 FOOT RADIUS NON-TANGENT CURVE  
42 WHOSE CENTER BEARS SOUTH 86°00'05" WEST;  
43  
44 THENCE SOUTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 03°26'47" AN ARC  
45 DISTANCE OF 30.07 FEET;  
46  
47 THENCE SOUTH 00°33'08" EAST A DISTANCE OF 106.94 FEET;  
48  
49 THENCE SOUTH 89°26'52" WEST A DISTANCE OF 39.69 FEET TO A 500.00 FOOT RADIUS TANGENT CURVE WHOSE  
50 CENTER BEARS SOUTHERLY;  
51  
52 THENCE WESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 27°26'32" AN ARC DISTANCE  
53 OF 239.48 FEET;  
54  
55 THENCE SOUTH 62°00'20" WEST A DISTANCE OF 393.43 FEET;  
56

1 THENCE NORTH 27°13'07" WEST A DISTANCE OF 175.67 FEET;  
2  
3 THENCE NORTH 58°04'30" EAST A DISTANCE OF 196.45 FEET TO A 1,800.00 FOOT RADIUS TANGENT CURVE  
4 WHOSE CENTER BEARS SOUTHEASTERLY;  
5  
6 THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 38°48'25" AN ARC DISTANCE  
7 OF 1,219.16 FEET;  
8  
9 THENCE SOUTH 83°07'05" EAST A DISTANCE OF 1,299.60 FEET;  
10  
11 THENCE NORTH 00°33'08" WEST A DISTANCE OF 1,306.14 FEET TO A 350.00 FOOT RADIUS TANGENT CURVE  
12 WHOSE CENTER BEARS WESTERLY;  
13  
14 THENCE NORTHWESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC  
15 DISTANCE OF 549.78 FEET;  
16  
17 THENCE SOUTH 89°26'52" WEST A DISTANCE OF 885.08 FEET TO A 500.00 FOOT RADIUS TANGENT CURVE WHOSE  
18 CENTER BEARS SOUTHERLY;  
19  
20 THENCE WESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°49'41" AN ARC DISTANCE  
21 OF 173.03 FEET TO A 500.00 FOOT RADIUS REVERSE CURVE;  
22  
23 THENCE WESTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 39°39'22" AN ARC DISTANCE  
24 OF 346.07 FEET TO A 500.00 FOOT RADIUS REVERSE CURVE;  
25  
26 THENCE WESTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 19°49'41" AN ARC DISTANCE  
27 OF 173.03 FEET;  
28  
29 THENCE SOUTH 89°26'52" WEST A DISTANCE OF 200.47 FEET TO A 750.00 FOOT RADIUS TANGENT CURVE, WHOSE  
30 CENTER BEARS SOUTHERLY;  
31  
32 THENCE WESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°13'34" AN ARC DISTANCE  
33 OF 186.22 FEET TO A 750.00 FOOT RADIUS REVERSE CURVE;  
34  
35 THENCE WESTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 14°13'34" AN ARC DISTANCE  
36 OF 186.22 FEET;  
37  
38 THENCE SOUTH 89°26'52" WEST A DISTANCE OF 545.67 FEET;  
39  
40 THENCE NORTH 00°30'47" WEST A DISTANCE OF 164.69 FEET TO THE NORTH LINE OF THE NORTHWEST  
41 ONEQUARTER OF SECTION 10;  
42  
43 THENCE NORTH 89°29'13" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 546.00 FEET TO THE NORTH ONE  
44 QUARTER CORNER OF SAID SECTION 10;  
45  
46 THENCE NORTH 89°28'41" EAST, ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION  
47 10, A DISTANCE OF 2,599.14 FEET TO THE NORTHEAST CORNER THEREOF;  
48  
49 THENCE SOUTH 00°33'08" EAST, ALONG THE EAST LINE OF SAID NORTHEAST ONE QUARTER, A DISTANCE OF  
50 2,654.89 FEET TO THE **POINT OF BEGINNING**.  
51  
52 THE ABOVE DESCRIPTION YIELDS A CALCULATED AREA OF 2,194,979 SQUARE FEET, OR 50.38979 ACRES, MORE OR  
53 LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.  
54

55 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 **PARCEL 2**

3 A PARCEL OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF  
4 THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY  
5 DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF  
6 SAID SECTION 10, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE  
7 BOX, STAMPED "ZBS INC", "PLS 11434", "1991" AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A  
8 RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991", ASSUMED TO BEAR SOUTH 00°32'23" EAST, A DISTANCE OF  
9 2,654.84 FEET;

10  
11 **COMMENCE** AT THE EAST QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH 00°32'23" EAST, ALONG THE  
12 EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 10, A DISTANCE OF 2,654.84 FEET, TO A THE SOUTHEAST  
13 CORNER THEREOF;

14 THENCE SOUTH 89°29'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,648.62 FEET;

15 THENCE NORTH 00°33'08" WEST A DISTANCE OF 586.12 FEET TO A 1,000.00 FOOT RADIUS TANGENT CURVE  
16 WHOSE CENTER BEARS EASTERLY;

17  
18 THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 11°56'03" AN ARC DISTANCE  
19 OF 208.29 FEET TO THE **POINT OF BEGINNING**;

20  
21 THENCE CONTINUE NORTHERLY, ALONG THE PREVIOUSLY DESCRIBED CURVE, THROUGH A CENTRAL ANGLE OF  
22 08°53'42" AN ARC DISTANCE OF 155.24 FEET TO A 2,900.00 FOOT RADIUS REVERSE CURVE;

23  
24 THENCE NORTHERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 13°56'18" AN ARC DISTANCE  
25 OF 705.48 FEET;

26  
27 THENCE SOUTH 83°39'42" EAST A DISTANCE OF 34.00 FEET;

28  
29 THENCE NORTH 89°26'52" EAST A DISTANCE OF 1,688.29 FEET;

30  
31 THENCE SOUTH 00°33'08" EAST A DISTANCE OF 1,005.66 FEET TO A 500.00 FOOT RADIUS NON-TANGENT CURVE  
32 WHOSE CENTER BEARS NORTH 09°23'19" EAST;

33  
34 THENCE NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 26°40'29" AN  
35 ARC DISTANCE OF 232.78 FEET TO A 500.00 FOOT RADIUS REVERSE CURVE;

36  
37 THENCE WESTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 71°22'55" AN ARC DISTANCE  
38 OF 622.92 FEET TO A 600.00 FOOT RADIUS REVERSE CURVE;

39  
40 THENCE SOUTHWESTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 49°05'18" AN ARC  
41 DISTANCE OF 514.05 FEET;

42  
43 THENCE NORTH 76°13'50" WEST A DISTANCE OF 669.37 FEET TO THE **POINT OF BEGINNING**.

44  
45 THE ABOVE DESCRIBED PARCEL YIELDS A CALCULATED AREA OF 1,673,985 SQUARE FEET, OR 38.42941 ACRES,  
46 MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.

47  
48 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline  
49 thereof, which are immediately adjacent to the aforesaid specifically described area.  
50  
51

1 **PARCEL 3A**

2 A PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL  
3 MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS  
4 FOLLOWS, WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION  
5 10, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED  
6 "ZBS INC", "PLS 11434", "1991" AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX,  
7 STAMPED "ZBS INC", "PLS 11434", "1991", ASSUMED TO BEAR SOUTH 00°32'23" EAST, A DISTANCE OF 2,654.84  
8 FEET;

9  
10 **COMMENCE** AT THE NORTH END OF SAID EAST LINE; THENCE SOUTH 00°32'23" EAST, ALONG SAID EAST LINE A  
11 DISTANCE OF 2,654.84 FEET, TO THE SOUTHEAST CORNER THEREOF;

12  
13 THENCE SOUTH 89°29'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,648.62 FEET;

14  
15 THENCE NORTH 00°33'08" WEST A DISTANCE OF 222.47 FEET TO THE **POINT OF BEGINNING**;

16  
17 THENCE CONTINUE NORTH 00°33'08" WEST A DISTANCE OF 363.65 FEET TO A 1,000.00 FOOT RADIUS TANGENT  
18 CURVE WHOSE CENTER BEARS EASTERLY;

19  
20 THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 11°56'03" AN ARC DISTANCE  
21 OF 208.29 FEET;

22  
23 THENCE SOUTH 76°13'50" EAST A DISTANCE OF 669.37 FEET TO A 600.00 FOOT RADIUS TANGENT CURVE WHOSE  
24 CENTER BEARS NORTHERLY;

25  
26 THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 30°55'20" AN ARC DISTANCE  
27 OF 323.82 FEET;

28  
29 THENCE SOUTH 13°09'10" EAST A DISTANCE OF 107.89 FEET TO A 600.00 FOOT RADIUS TANGENT CURVE WHOSE  
30 CENTER BEARS WESTERLY;

31  
32 THENCE SOUTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 12°36'01" AN ARC DISTANCE  
33 OF 131.95 FEET;

34  
35 THENCE SOUTH 00°33'08" EAST A DISTANCE OF 175.04 FEET;

36  
37 THENCE SOUTH 89°26'52" WEST A DISTANCE OF 1,028.00 FEET TO THE **POINT OF BEGINNING**.

38  
39 THE ABOVE DESCRIBED PARCEL YIELDS A CALCULATED AREA OF 465,211 SQUARE FEET, OR 10.67978 ACRES AND IS  
40 DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.

41  
42 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline  
43 thereof, which are immediately adjacent to the aforesaid specifically described area.

44 **PARCEL 3B**

45 A PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL  
46 MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS  
47 FOLLOWS, WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION  
48 10, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED  
49 "ZBS INC", "PLS 11434", "1991" AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX,  
50 STAMPED "ZBS INC", "PLS 11434", "1991", ASSUMED TO BEAR SOUTH 00°32'23" EAST, A DISTANCE OF 2,654.84  
51 FEET;

1 **COMMENCE** AT THE NORTH END OF SAID EAST LINE; THENCE SOUTH 00°32'23" EAST, ALONG SAID EAST LINE A  
2 DISTANCE OF 2,654.84 FEET, TO THE SOUTHEAST CORNER THEREOF;  
3  
4 THENCE SOUTH 89°29'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,648.62 FEET;  
5  
6 THENCE NORTH 00°33'08" WEST A DISTANCE OF 222.47 FEET;  
7  
8 THENCE NORTH 89°26'52" EAST A DISTANCE OF 1,954.33 FEET TO THE **POINT OF BEGINNING**;  
9  
10 THENCE NORTH 00°18'44" WEST A DISTANCE OF 392.74 FEET;  
11  
12 THENCE NORTH 00°33'08" WEST A DISTANCE OF 1,285.66 FEET;  
13  
14 THENCE SOUTH 89°26'52" WEST A DISTANCE OF 998.05 FEET;  
15  
16 THENCE NORTH 00°33'08" WEST A DISTANCE OF 300.00 FEET;  
17  
18 THENCE SOUTH 89°26'52" WEST A DISTANCE OF 712.03 FEET TO A 2,900.00 FOOT RADIUS NON-TANGENT CURVE  
19 WHOSE CENTER BEARS SOUTH 84°56'19" WEST;  
20  
21 THENCE NORTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 20°25'18" AN ARC  
22 DISTANCE OF 1,033.63 FEET;  
23  
24 THENCE NORTH 62°00'20" EAST A DISTANCE OF 393.43 FEET TO A 500.00 FOOT RADIUS TANGENT CURVE WHOSE  
25 CENTER BEARS SOUTHEASTERLY;  
26  
27 THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 27°26'32" AN ARC DISTANCE  
28 OF 239.48 FEET;  
29  
30 THENCE NORTH 89°26'52" EAST A DISTANCE OF 39.69 FEET;  
31  
32 THENCE NORTH 00°33'08" WEST A DISTANCE OF 106.94 FEET TO A 500.00 FOOT RADIUS TANGENT CURVE WHOSE  
33 CENTER BEARS WESTERLY;  
34  
35 THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 03°26'47" AN ARC DISTANCE  
36 OF 30.07 FEET;  
37  
38 THENCE NORTH 89°26'52" EAST A DISTANCE OF 708.90 FEET;  
39  
40 THENCE SOUTH 00°33'08" EAST A DISTANCE OF 137.00 FEET;  
41  
42 THENCE NORTH 89°26'52" EAST A DISTANCE OF 1,220.27 FEET;  
43  
44 THENCE SOUTH 00°33'09" EAST A DISTANCE OF 837.30 FEET TO A 200.00 FOOT RADIUS NON-TANGENT CURVE  
45 WHOSE CENTER BEARS SOUTH 89°26'52" WEST;  
46  
47 THENCE SOUTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 18°57'56" AN ARC  
48 DISTANCE OF 66.20 FEET;  
49  
50 THENCE SOUTH 18°24'48" WEST A DISTANCE OF 211.16 FEET TO A 400.00 FOOT TANGENT CURVE WHOSE CENTER  
51 BEARS EASTERLY;  
52  
53 THENCE SOUTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 37°55'53" AN ARC DISTANCE  
54 OF 264.81 FEET;  
55

1 THENCE SOUTH 19°31'05" EAST A DISTANCE OF 211.15 FEET TO A 251.82 FOOT RADIUS NON-TANGENT CURVE,  
2 WHOSE CENTER BEARS SOUTH 72°26'46" WEST;

3  
4 THENCE SOUTHERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 15°02'15" AN ARC  
5 DISTANCE OF 66.09 FEET;

6  
7 THENCE SOUTH 00°33'08" EAST A DISTANCE OF 108.37 FEET TO A 1,500.00 FOOT RADIUS TANGENT CURVE WHOSE  
8 CENTER BEARS WESTERLY;

9  
10 THENCE SOUTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 03°33'43" AN ARC DISTANCE  
11 OF 93.25 FEET;

12  
13 THENCE SOUTH 03°00'35" WEST A DISTANCE OF 1,196.89 FEET TO A 200.00 FOOT RADIUS TANGENT CURVE  
14 WHOSE CENTER BEARS WESTERLY;

15  
16 THENCE SOUTHWESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 86°26'16" AN ARC  
17 DISTANCE OF 301.73 FEET;

18  
19 THENCE SOUTH 89°26'52" WEST A DISTANCE OF 300.99 FEET TO THE **POINT OF BEGINNING**.

20  
21 THE ABOVE DESCRIBED PARCEL YIELDS A CALCULATED AREA OF 4,344,395 SQUARE FEET, OR 99.73360 ACRES AND  
22 IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.

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

#### 25 **PARCEL 4**

26 A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF  
27 THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY  
28 DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF  
29 SAID SECTION 10, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A RANGE  
30 BOX, STAMPED "ZBS INC", "PLS 11434", "1991" AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP IN A  
31 RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991", ASSUMED TO BEAR SOUTH 00°32'23" EAST, A DISTANCE  
32 OF 2,654.84 FEET;

33  
34 **COMMENCE** AT THE NORTH END OF SAID EAST LINE; THENCE SOUTH 00°32'23" EAST, ALONG SAID EAST LINE A  
35 DISTANCE OF 2,654.84 FEET, TO THE SOUTHEAST CORNER THEREOF;

36  
37 THENCE SOUTH 89°29'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,648.62 FEET;

38  
39 THENCE NORTH 00°33'08" WEST A DISTANCE OF 586.12 FEET TO A 1,000.00 FOOT RADIUS TANGENT CURVE  
40 WHOSE CENTER BEARS EASTERLY;

41  
42 THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 20°49'44" AN ARC DISTANCE  
43 OF 363.53 FEET TO A 2,900.00 FOOT RADIUS REVERSE CURVE;

44  
45 THENCE NORTHERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 49°13'51" AN ARC DISTANCE  
46 OF 2,491.80 FEET TO THE **POINT OF BEGINNING**;

47  
48 THENCE CONTINUE NORTHWESTERLY, ALONG THE PREVIOUSLY DESCRIBED REVERSE CURVE, THROUGH A CENTRAL  
49 ANGLE OF 15°21'28" AN ARC DISTANCE OF 777.32 FEET;

50  
51 THENCE NORTH 44°18'43" WEST A DISTANCE OF 443.25 FEET TO A 500.00 FOOT RADIUS TANGENT CURVE WHOSE  
52 CENTER BEARS NORTHEASTERLY;

1 THENCE NORTHEASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 133°45'35" AN ARC  
2 DISTANCE OF 1,167.27 FEET;  
3  
4 THENCE NORTH 89°26'52" EAST A DISTANCE OF 545.67 FEET TO A 750.00 FOOT RADIUS TANGENT CURVE WHOSE  
5 CENTER BEARS NORTHERLY;  
6  
7 THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 14°13'34" AN ARC DISTANCE  
8 OF 186.22 FEET TO A 750.00 FOOT RADIUS REVERSE CURVE;  
9  
10 THENCE EASTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 14°13'34" AN ARC DISTANCE OF  
11 186.22 FEET;  
12  
13 THENCE NORTH 89°26'52" EAST A DISTANCE OF 200.47 FEET TO A 500.00 FOOT RADIUS TANGENT CURVE WHOSE  
14 CENTER BEARS SOUTHERLY;  
15  
16 THENCE EASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°49'41" AN ARC DISTANCE  
17 OF 173.03 FEET TO A 500.00 FOOT RADIUS REVERSE CURVE;  
18  
19 THENCE EASTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 39°39'22" AN ARC DISTANCE OF  
20 346.07 FEET TO A 500.00 FOOT RADIUS REVERSE CURVE;  
21  
22 THENCE EASTERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 19°49'41" AN ARC DISTANCE OF  
23 173.03 FEET;  
24  
25 THENCE NORTH 89°26'52" EAST A DISTANCE OF 885.08 FEET TO A 350.00 FOOT RADIUS TANGENT CURVE, WHOSE  
26 CENTER BEARS SOUTHERLY;  
27  
28 THENCE SOUTHEASTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC  
29 DISTANCE OF 549.78 FEET;  
30  
31 THENCE SOUTH 00°33'08" EAST A DISTANCE OF 1,306.14 FEET;  
32  
33 THENCE NORTH 83°07'05" WEST A DISTANCE OF 1,299.60 FEET TO A 1,800.00 FOOT RADIUS TANGENT CURVE  
34 WHOSE CENTER BEARS SOUTHERLY;  
35  
36 THENCE WESTERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 38°48'25" AN ARC DISTANCE  
37 OF 1,219.16 FEET;  
38  
39 THENCE SOUTH 58°04'30" WEST A DISTANCE OF 196.45 FEET TO THE **POINT OF BEGINNING**.  
40  
41 THE ABOVE DESCRIBED PARCEL YIELDS A CALCULATED AREA OF 5,087,002 SQUARE FEET, OR 116.78149 ACRES  
42 AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.

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 **PARCEL 5**

46 A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67  
47 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE  
48 PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST  
49 ONEQUARTER OF SAID SECTION 10, BEING MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM  
50 CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991" AND ON THE SOUTH END BY A FOUND 3-1/4"  
51 ALUMINUM CAP IN A RANGE BOX, STAMPED "ZBS INC", "PLS 11434", "1991", ASSUMED TO BEAR SOUTH 00°32'23"  
52 EAST, A DISTANCE OF 2,654.84 FEET;  
53



1 **COMMENCE** AT THE NORTH END OF SAID EAST LINE; THENCE SOUTH 00°32'23" EAST, ALONG SAID EAST LINE A  
2 DISTANCE OF 2,654.84 FEET TO THE SOUTHEAST CORNER THEREOF;  
3  
4 THENCE SOUTH 89°29'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2,648.62 FEET;  
5  
6 THENCE NORTH 00°33'08" WEST A DISTANCE OF 586.12 FEET TO A 1,000.00 FOOT RADIUS TANGENT CURVE  
7 WHOSE CENTER BEARS EASTERLY;  
8  
9 THENCE NORTHERLY, ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 20°49'44" AN ARC DISTANCE  
10 OF 363.53 FEET TO A 2,900.00 FOOT RADIUS REVERSE CURVE;  
11  
12 THENCE NORTHERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 13°56'18" AN ARC DISTANCE  
13 OF 705.48 FEET TO THE **POINT OF BEGINNING**;  
14  
15 THENCE CONTINUE NORTHERLY, ALONG THE PREVIOUSLY DESCRIBED REVERSE CURVE, THROUGH A CENTRAL  
16 ANGLE OF 11°23'59" AN ARC DISTANCE OF 577.00 FEET;  
17  
18 THENCE NORTH 89°26'52" EAST A DISTANCE OF 712.03 FEET;  
19  
20 THENCE SOUTH 00°33'08" EAST A DISTANCE OF 300.00 FEET;  
21  
22 THENCE NORTH 89°26'52" EAST A DISTANCE OF 998.05 FEET;  
23  
24 THENCE SOUTH 00°33'08" EAST A DISTANCE OF 280.00 FEET;  
25  
26 THENCE SOUTH 89°26'52" WEST A DISTANCE OF 1,688.29 FEET;  
27  
28 THENCE NORTH 83°39'42" WEST A DISTANCE OF 34.00 FEET TO THE **POINT OF BEGINNING**.  
29  
30 THE ABOVE DESCRIBED PARCEL YIELDS A CALCULATED AREA OF 690,349 SQUARE FEET, OR 15.84824 ACRES AND IS  
31 DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT.

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

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

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

