

BY AUTHORITY

ORDINANCE NO. _____

COUNCIL BILL NO. CB26-0654

SERIES OF 2026

COMMITTEE OF REFERENCE:

AMENDED 6-29-2026

Community Planning and Housing

A BILL

For an ordinance changing the zoning classification for 3001 South Federal Blvd and 3058 South May Stanton Way in Harvey Park South.

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, is in the public interest, and is consistent with the neighborhood context and the stated purpose and intent of the proposed zone district, and meets the criteria set forth in section 12.4.10.8 of the Denver Zoning Code;

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 PUD-G #24 and PUD-G #25.

b. It is proposed that the land area hereinafter described be changed to PUD-G #41 and PUD-G #42.

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 PUD-G #24 to PUD-G #41:

PUD-G #41

a. Subarea a Legal Description

A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32; THENCE NORTH 75°20'27" WEST, A DISTANCE OF 5.95 FEET TO A POINT ON THE CENTERLINE OF S. FEDERAL BOULEVARD AND THE POINT OF BEGINNING;

THENCE SOUTH 89°57'15" WEST, A DISTANCE OF 186.06 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 116.13 FEET, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL

1 ANGLE OF 44°21'31", AND A CHORD WHICH BEARS SOUTH 67°22'44" WEST A
 2 CHORD DISTANCE OF 113.25 FEET;
 3 THENCE NORTH 44°48'02" WEST, A DISTANCE OF 59.51 FEET;
 4 THENCE NORTH 45°52'49" WEST, A DISTANCE OF 5.65 FEET;
 5 THENCE NORTH 46°57'35" WEST, A DISTANCE OF 245.88 FEET TO A POINT OF
 6 NON-TANGENT CURVATURE;
 7 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF
 8 17.23 FEET, SAID CURVE HAVING A RADIUS OF 150.92 FEET, A CENTRAL
 9 ANGLE OF 06°32'27", AND A CHORD WHICH BEARS NORTH 43°37'01" WEST A
 10 CHORD DISTANCE OF 17.22 FEET;
 11 THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 44.86 FEET;
 12 THENCE NORTH 52°23'08" WEST, A DISTANCE OF 2.38 FEET TO A POINT OF
 13 NON-TANGENT CURVATURE;
 14 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF
 15 15.22 FEET, SAID CURVE HAVING A RADIUS OF 10.07 FEET, A CENTRAL ANGLE
 16 OF 86°36'25", AND A CHORD WHICH BEARS SOUTH 83°57'59" WEST A CHORD
 17 DISTANCE OF 13.81 FEET TO A POINT OF NON-TANGENT CURVATURE;
 18 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF
 19 27.51 FEET, SAID CURVE HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE
 20 OF 49°15'10", AND A CHORD WHICH BEARS SOUTH 64°53'27" WEST A CHORD
 21 DISTANCE OF 26.67 FEET;
 22 THENCE SOUTH 89°31'02" WEST, A DISTANCE OF 63.67 FEET TO A POINT OF
 23 CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC
 24 LENGTH OF 25.72 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A
 25 CENTRAL ANGLE OF 73°41'31", AND A CHORD WHICH BEARS SOUTH 52°40'17"
 26 WEST A CHORD DISTANCE OF 23.99 FEET;
 27 THENCE SOUTH 15°49'31" WEST, A DISTANCE OF 76.59 FEET;
 28 THENCE SOUTH 06°28'16" WEST, A DISTANCE OF 125.46 FEET;
 29 THENCE SOUTH 06°54'03" WEST, A DISTANCE OF 12.16 FEET;
 30 THENCE SOUTH 89°52'50" EAST, A DISTANCE OF 17.53 FEET TO A POINT OF
 31 CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN
 32 ARC LENGTH OF 10.51 FEET, SAID CURVE HAVING A RADIUS OF 7.00 FEET, A
 33 CENTRAL ANGLE OF 86°01'52", AND A CHORD WHICH BEARS SOUTH 46°58'44"
 34 EAST A CHORD DISTANCE OF 9.55 FEET;
 35 THENCE SOUTH 03°57'48" EAST, A DISTANCE OF 12.71 FEET TO A POINT OF
 36 NON-TANGENT CURVATURE;
 37 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF
 38 179.41 FEET, SAID CURVE HAVING A RADIUS OF 114.75 FEET, A CENTRAL
 39 ANGLE OF 89°35'00", AND A CHORD WHICH BEARS NORTH 49°10'44" WEST A
 40 CHORD DISTANCE OF 161.69 FEET;
 41 THENCE NORTH 86°09'44" EAST, A DISTANCE OF 18.25 FEET;
 42 THENCE NORTH 03°47'14" WEST, A DISTANCE OF 85.15 FEET;
 43 THENCE SOUTH 86°15'10" WEST, A DISTANCE OF 13.79 FEET;
 44 THENCE NORTH 06°58'47" WEST, A DISTANCE OF 11.82 FEET;
 45 THENCE SOUTH 83°01'13" WEST, A DISTANCE OF 11.20 FEET;
 46 THENCE NORTH 03°16'47" WEST, A DISTANCE OF 79.16 FEET;
 47 THENCE SOUTH 86°28'34" WEST, A DISTANCE OF 49.72 FEET;
 48 THENCE NORTH 03°01'23" WEST, A DISTANCE OF 38.12 FEET;
 49 THENCE SOUTH 87°00'28" WEST, A DISTANCE OF 24.03 FEET;
 50 THENCE NORTH 34°59'18" WEST, A DISTANCE OF 189.64 FEET;

1 THENCE NORTH 00°07'18" EAST, A DISTANCE OF 30.32 FEET;
 2 THENCE NORTH 53°18'53" WEST, A DISTANCE OF 25.76 FEET;
 3 THENCE SOUTH 35°58'03" WEST, A DISTANCE OF 6.72 FEET;
 4 THENCE NORTH 52°06'49" WEST, A DISTANCE OF 2.81 FEET;
 5 THENCE SOUTH 87°28'38" WEST, A DISTANCE OF 6.86 FEET;
 6 THENCE NORTH 72°57'35" WEST, A DISTANCE OF 5.53 FEET;
 7 THENCE NORTH 53°33'06" WEST, A DISTANCE OF 5.45 FEET;
 8 THENCE NORTH 33°54'22" WEST, A DISTANCE OF 5.42 FEET;
 9 THENCE NORTH 13°54'45" WEST, A DISTANCE OF 6.95 FEET;
 10 THENCE NORTH 53°44'27" WEST, A DISTANCE OF 2.83 FEET;
 11 THENCE NORTH 36°47'57" EAST, A DISTANCE OF 5.21 FEET;
 12 THENCE NORTH 53°12'03" WEST, A DISTANCE OF 92.46 FEET;
 13 THENCE NORTH 38°04'28" EAST, A DISTANCE OF 1.67 FEET;
 14 THENCE NORTH 52°02'40" WEST, A DISTANCE OF 2.13 FEET;
 15 THENCE NORTH 38°17'45" EAST, A DISTANCE OF 2.27 FEET;
 16 THENCE NORTH 52°03'17" WEST, A DISTANCE OF 19.88 FEET;
 17 THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 160.20 FEET TO A POINT OF
 18 NON-TANGENT CURVATURE;
 19 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF
 20 193.95 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL
 21 ANGLE OF 55°33'50", AND A CHORD WHICH BEARS NORTH 19°14'01" WEST A
 22 CHORD DISTANCE OF 186.44 FEET;
 23 THENCE NORTH 08°32'55" EAST, A DISTANCE OF 280.75 FEET;
 24 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 122.48 FEET;
 25 THENCE SOUTH 48°57'51" EAST, A DISTANCE OF 67.55 FEET;
 26 THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 103.13 FEET;
 27 THENCE SOUTH 89°58'50" EAST, A DISTANCE OF 180.85 FEET;
 28 THENCE NORTH 00°01'10" EAST, A DISTANCE OF 32.97 FEET;
 29 THENCE NORTH 89°57'46" EAST, A DISTANCE OF 33.00 FEET;
 30 THENCE SOUTH 89°58'50" EAST, A DISTANCE OF 396.60 FEET;
 31 THENCE SOUTH 00°01'10" WEST, A DISTANCE OF 280.19 FEET;
 32 THENCE NORTH 89°57'25" EAST, A DISTANCE OF 564.02 FEET TO A POINT ON
 33 THE CENTERLINE OF S. FEDERAL BOULEVARD;
 34 THENCE SOUTH 00°01'10" WEST ALONG SAID CENTERLINE, A DISTANCE OF
 35 591.08 FEET TO THE POINT OF BEGINNING.
 36 SAID PARCEL CONTAINS 781,650 SQUARE FEET OR 17.94 ACRES, MORE OR
 37 LESS.
 38 BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE
 39 EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4
 40 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS NORTH
 41 00°01'10" EAST.

B. Subarea B Legal Description

44 SITUATED IN THE WEST 1/2 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68
 45 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO
 46 A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP
 47 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND
 48 COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY
 49 DESCRIBED AS FOLLOWS:
 50 COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;

1 THENCE SOUTH 84°14'39" WEST, A DISTANCE OF 716.02 FEET TO THE POINT
2 OF BEGINNING;
3 THENCE SOUTH 03°57'48" EAST, A DISTANCE OF 96.13 FEET;
4 THENCE SOUTH 17°46'16" WEST, A DISTANCE OF 149.58 FEET;
5 THENCE NORTH 89°30'53" WEST, A DISTANCE OF 30.95 FEET;
6 THENCE SOUTH 46°37'40" WEST, A DISTANCE OF 20.57 FEET;
7 THENCE NORTH 61°27'47" WEST, A DISTANCE OF 148.06 FEET TO A POINT OF
8 NON-TANGENT CURVATURE;
9 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF
10 141.42 FEET, SAID CURVE HAVING A RADIUS OF 468.73 FEET, A CENTRAL
11 ANGLE OF 17°17'11", AND A CHORD WHICH BEARS NORTH 47°44'21" WEST A
12 CHORD DISTANCE OF 140.88 FEET;
13 THENCE SOUTH 51°34'19" WEST, A DISTANCE OF 147.01 FEET;
14 THENCE NORTH 37°34'07" WEST, A DISTANCE OF 162.17 FEET;
15 THENCE NORTH 52°25'53" EAST, A DISTANCE OF 270.00 FEET;
16 THENCE NORTH 25°43'52" WEST, A DISTANCE OF 414.97 FEET TO A POINT OF
17 CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC
18 LENGTH OF 122.68 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A
19 CENTRAL ANGLE OF 35°08'47", AND A CHORD WHICH BEARS NORTH 43°18'15"
20 WEST A CHORD DISTANCE OF 120.77 FEET TO A POINT OF REVERSE
21 CURVATURE;
22 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF
23 48.39 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL
24 ANGLE OF 13°51'43", AND A CHORD WHICH BEARS NORTH 53°56'47" WEST A
25 CHORD DISTANCE OF 48.27 FEET;
26 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 160.20 FEET;
27 THENCE SOUTH 52°03'17" EAST, A DISTANCE OF 19.88 FEET;
28 THENCE SOUTH 38°17'45" WEST, A DISTANCE OF 2.27 FEET;
29 THENCE SOUTH 52°02'40" EAST, A DISTANCE OF 2.13 FEET;
30 THENCE SOUTH 38°04'28" WEST, A DISTANCE OF 1.67 FEET;
31 THENCE SOUTH 53°12'03" EAST, A DISTANCE OF 92.46 FEET;
32 THENCE SOUTH 36°47'57" WEST, A DISTANCE OF 5.21 FEET;
33 THENCE SOUTH 53°44'27" EAST, A DISTANCE OF 2.83 FEET;
34 THENCE SOUTH 13°54'45" EAST, A DISTANCE OF 6.95 FEET;
35 THENCE SOUTH 33°54'22" EAST, A DISTANCE OF 5.42 FEET;
36 THENCE SOUTH 53°33'06" EAST, A DISTANCE OF 5.45 FEET;
37 THENCE SOUTH 72°57'35" EAST, A DISTANCE OF 5.53 FEET;
38 THENCE NORTH 87°28'38" EAST, A DISTANCE OF 6.86 FEET;
39 THENCE SOUTH 52°06'49" EAST, A DISTANCE OF 2.81 FEET;
40 THENCE NORTH 35°58'03" EAST, A DISTANCE OF 6.72 FEET;
41 THENCE SOUTH 53°18'53" EAST, A DISTANCE OF 25.76 FEET;
42 THENCE SOUTH 00°07'18" WEST, A DISTANCE OF 30.32 FEET;
43 THENCE SOUTH 34°59'18" EAST, A DISTANCE OF 189.64 FEET;
44 THENCE NORTH 87°00'28" EAST, A DISTANCE OF 24.03 FEET;
45 THENCE SOUTH 03°01'23" EAST, A DISTANCE OF 38.12 FEET;
46 THENCE NORTH 86°28'34" EAST, A DISTANCE OF 49.72 FEET;
47 THENCE SOUTH 03°16'47" EAST, A DISTANCE OF 79.16 FEET;
48 THENCE NORTH 83°01'13" EAST, A DISTANCE OF 11.20 FEET;
49 THENCE SOUTH 06°58'47" EAST, A DISTANCE OF 11.82 FEET;
50 THENCE NORTH 86°15'10" EAST, A DISTANCE OF 13.79 FEET;

1 THENCE SOUTH 03°47'14" EAST, A DISTANCE OF 85.15 FEET;
 2 THENCE SOUTH 86°09'44" WEST, A DISTANCE OF 18.25 FEET TO A POINT OF
 3 NON-TANGENT CURVATURE;
 4 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF
 5 179.41 FEET, SAID CURVE HAVING A RADIUS OF 114.75 FEET, A CENTRAL
 6 ANGLE OF 89°35'00", AND A CHORD WHICH BEARS SOUTH 49°10'44" EAST A
 7 CHORD DISTANCE OF 161.69 FEET TO THE POINT OF BEGINNING.
 8 SAID PARCEL CONTAINS 216,237 SQUARE FEET OR 4.96 ACRES, MORE OR
 9 LESS.
 10 BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE
 11 EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4
 12 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS NORTH
 13 00°01'10" EAST.

14
 15 **C. Subarea C Legal Description**

16 A PARCEL OF LAND BEING A PORTION OF LOT 5, BLOCK 3, LORETTO HEIGHTS
 17 FILING NO. 1 RECORDED SEPTEMBER 21, 2021 AT RECEPTION NO. 2021179359
 18 OF THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY
 19 OF DENVER, SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4
 20 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND
 21 COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY
 22 DESCRIBED AS FOLLOWS:

23 BEGINNING AT THE NORTH CORNER OF SAID LOT 5;
 24 THENCE ALONG THE PERIMETER OF SAID LOT 5 THE FOLLOWING TWO (2)
 25 COURSES:

26 1) SOUTH 25°43'52" EAST, A DISTANCE OF 77.16 FEET;
 27 2) SOUTH 52°25'53" WEST, A DISTANCE OF 145.15 FEET;
 28 THENCE NORTH 38°25'29" WEST, A DISTANCE OF 109.90 FEET TO THE NORTH
 29 LINE OF SAID LOT 5 AND A POINT OF NON-TANGENT CURVATURE;

30 THENCE ALONG THE PERIMETER OF SAID LOT 5 THE FOLLOWING TWO (2)
 31 COURSES:

32 1) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 11.70
 33 FEET, SAID CURVE HAVING A RADIUS OF 242.00 FEET, A CENTRAL ANGLE OF
 34 02°46'09", AND A CHORD WHICH BEARS NORTH 65°39'13" EAST A CHORD
 35 DISTANCE OF 11.70 FEET;

36 2) NORTH 64°16'08" EAST, A DISTANCE OF 154.53 FEET TO THE POINT OF
 37 BEGINNING.

38 BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTHWEST LINE OF
 39 LOT 5, BLOCK 3, LORETTO HEIGHTS FILING NO. 1 AS DEPICTED ON SAID PLAT.
 40 SAID PARCEL CONTAINS 14,366 SQUARE FEET OR 0.33 ACRES, MORE OR
 41 LESS.

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

46
 47 **Section 3.** That the zoning classification of the land area in the City and County of
 48 Denver described as follows shall be and hereby is changed from PUD-G #25 to PUD-
 49 G #42:
 50

PUD-G #42

A. Subarea A Legal Description

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32; THENCE NORTH 87°50'36" WEST, A DISTANCE OF 1,754.50 FEET TO A POINT OF NONTANGENT CURVATURE AND THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 19.08 FEET, SAID CURVE HAVING A RADIUS OF 495.50 FEET, A CENTRAL ANGLE OF 02°12'23", AND A CHORD WHICH BEARS SOUTH 73°46'41" WEST A CHORD DISTANCE OF 19.08 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 116.15 FEET, SAID CURVE HAVING A RADIUS OF 204.50 FEET, A CENTRAL ANGLE OF 32°32'32", AND A CHORD WHICH BEARS SOUTH 88°56'45" WEST A CHORD DISTANCE OF 114.60 FEET TO A POINT OF NON-TANGENT CURVATURE AND TO A POINT ON THE CENTERLINE OF S. IRVING ST;

THENCE ALONG SAID CENTERLINE THE FOLLOWING SIX (6) COURSES:

1) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 59.01 FEET, SAID CURVE HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 25°02'46", AND A CHORD WHICH BEARS NORTH 05°48'08" EAST A CHORD DISTANCE OF 58.54 FEET TO A POINT OF NON-TANGENT CURVATURE;

2) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 151.08 FEET, SAID CURVE HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 25°50'22", AND A CHORD WHICH BEARS NORTH 06°11'43" EAST A CHORD DISTANCE OF 149.80 FEET;

3) NORTH 19°06'52" EAST, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE;

4) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 104.46 FEET, SAID CURVE HAVING A RADIUS OF 315.00 FEET, A CENTRAL ANGLE OF 19°00'00", AND A CHORD WHICH BEARS NORTH 09°36'52" EAST A CHORD DISTANCE OF 103.98 FEET;

5) NORTH 00°06'52" EAST, A DISTANCE OF 379.80 FEET TO A POINT OF CURVATURE;

6) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 14.50 FEET, SAID CURVE HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 02°22'23", AND A CHORD WHICH BEARS NORTH 01°18'03" EAST A CHORD DISTANCE OF 14.49 FEET;

THENCE SOUTH 88°00'52" EAST, A DISTANCE OF 128.63 FEET;

THENCE SOUTH 00°06'52" WEST, A DISTANCE OF 91.89 FEET;

THENCE SOUTH 04°02'11" EAST, A DISTANCE OF 53.48 FEET;

THENCE SOUTH 02°03'27" EAST, A DISTANCE OF 36.02 FEET;

THENCE SOUTH 05°42'54" WEST, A DISTANCE OF 144.54 FEET;

THENCE SOUTH 00°06'52" WEST, A DISTANCE OF 87.15 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 12.42 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE

OF 14°14'16", AND A CHORD WHICH BEARS SOUTH 07°14'00" WEST A CHORD
 DISTANCE OF 12.39 FEET;
 THENCE SOUTH 14°21'08" WEST, A DISTANCE OF 177.03 FEET;
 THENCE SOUTH 13°11'51" WEST, A DISTANCE OF 72.63 FEET;
 THENCE SOUTH 14°46'35" EAST, A DISTANCE OF 75.10 FEET TO THE POINT OF
 BEGINNING.
 SAID PARCEL CONTAINS 93,046 SQUARE FEET OR 2.14 ACRES, MORE OR
 LESS.
 BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE
 EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4
 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS NORTH
 00°01'10" EAST.

B. Subarea B Legal Description

A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP
 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND
 COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY
 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF LOT 5, BLOCK 3, LORETTO HEIGHTS
 FILING NO. 1, RECORDED AT RECEPTION NO. 2021179359 IN THE RECORDS
 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
 STATE OF COLORADO, ALSO BEING THE NORTH CORNER OF PARCEL 1
 CONVEYED TO THE CITY AND COUNTY OF DENVER PER SPECIAL
 WARRANTY DEED, RECORDED AT RECEPTION NO. 2023084701 IN SAID
 RECORDS; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT AND
 SAID PARCEL 1, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 64°16'08" WEST, A DISTANCE OF 154.53 FEET TO A POINT OF
 CURVATURE;
- 2) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 11.70
 FEET, SAID CURVE HAVING A RADIUS OF 242.00 FEET, A CENTRAL ANGLE OF
 02°46'09", AND A CHORD WHICH BEARS SOUTH 65°39'13" WEST A CHORD
 DISTANCE OF 11.70 FEET TO THE WEST CORNER OF SAID PARCEL 1;
 THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL 1 SOUTH 38°25'29"
 EAST, A DISTANCE OF 83.77 FEET;
 THENCE SOUTH 52°25'53" WEST, A DISTANCE OF 118.93 FEET;
 THENCE SOUTH 37°34'07" EAST, A DISTANCE OF 162.17 FEET;
 THENCE SOUTH 53°33'22" WEST, A DISTANCE OF 142.50 FEET TO A POINT OF
 NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF
 124.05 FEET, SAID CURVE HAVING A RADIUS OF 698.34 FEET, A CENTRAL
 ANGLE OF 10°10'41", AND A CHORD WHICH BEARS SOUTH 40°55'25" EAST A
 CHORD DISTANCE OF 123.89 FEET;
 THENCE NORTH 47°49'28" EAST, A DISTANCE OF 15.20 FEET TO A POINT OF
 CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN
 ARC LENGTH OF 5.56 FEET, SAID CURVE HAVING A RADIUS OF 4.00 FEET, A
 CENTRAL ANGLE OF 79°40'00", AND A CHORD WHICH BEARS NORTH 87°39'28"
 EAST A CHORD DISTANCE OF 5.12 FEET TO A POINT OF COMPOUND
 CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF
 13.11 FEET, SAID CURVE HAVING A RADIUS OF 14.62 FEET, A CENTRAL ANGLE

OF 51°22'36", AND A CHORD WHICH BEARS SOUTH 26°49'14" EAST A CHORD
 DISTANCE OF 12.67 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF
 29.61 FEET, SAID CURVE HAVING A RADIUS OF 19.41 FEET, A CENTRAL ANGLE
 OF 87°23'59", AND A CHORD WHICH BEARS SOUTH 37°48'52" WEST A CHORD
 DISTANCE OF 26.82 FEET;
 THENCE NORTH 89°59'11" WEST, A DISTANCE OF 0.63 FEET;
 THENCE SOUTH 00°00'49" WEST, A DISTANCE OF 17.44 FEET TO A POINT OF
 NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF
 89.25 FEET, SAID CURVE HAVING A RADIUS OF 492.31 FEET, A CENTRAL
 ANGLE OF 10°23'15", AND A CHORD WHICH BEARS NORTH 86°43'02" WEST A
 CHORD DISTANCE OF 89.13 FEET;
 THENCE SOUTH 09°49'31" WEST, A DISTANCE OF 2.47 FEET TO A POINT OF
 NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF
 122.34 FEET, SAID CURVE HAVING A RADIUS OF 306.50 FEET, A CENTRAL
 ANGLE OF 22°52'14", AND A CHORD WHICH BEARS NORTH 68°44'22" WEST A
 CHORD DISTANCE OF 121.53 FEET;
 THENCE NORTH 57°18'15" WEST, A DISTANCE OF 301.34 FEET TO A POINT ON
 THE PERIMETER OF SAID LORETTO HEIGHTS FILING NO. 1;
 THENCE ALONG SAID PERIMETER THE FOLLOWING SIX (6) COURSES:
 1) SOUTH 32°41'45" WEST, A DISTANCE OF 404.78 FEET;
 2) SOUTH 58°04'44" WEST, A DISTANCE OF 150.00 FEET;
 3) NORTH 00°06'48" EAST, A DISTANCE OF 150.00 FEET;
 4) NORTH 89°53'12" WEST, A DISTANCE OF 50.00 FEET;
 5) SOUTH 00°06'48" WEST, A DISTANCE OF 275.00 FEET;
 6) SOUTH 58°04'44" WEST, A DISTANCE OF 250.00 FEET;
 THENCE NORTH 68°58'54" WEST, A DISTANCE OF 25.97 FEET TO A POINT ON
 THE CENTERLINE OF S. JULIAN WAY AND A POINT OF NON-TANGENT
 CURVATURE;
 THENCE ALONG SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES:
 1) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 145.50
 FEET, SAID CURVE HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF
 22°13'51", AND A CHORD WHICH BEARS NORTH 11°13'48" EAST A CHORD
 DISTANCE OF 144.59 FEET;
 2) NORTH 00°06'52" EAST, A DISTANCE OF 395.59 FEET TO A POINT OF
 CURVATURE;
 3) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 471.35
 FEET, SAID CURVE HAVING A RADIUS OF 395.00 FEET, A CENTRAL ANGLE OF
 68°22'12", AND A CHORD WHICH BEARS NORTH 34°17'58" EAST A CHORD
 DISTANCE OF 443.87 FEET;
 4) NORTH 68°29'04" EAST, A DISTANCE OF 68.87 FEET TO A POINT OF NON-
 TANGENT CURVATURE;
 5) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 65.90
 FEET, SAID CURVE HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF
 27°58'05", AND A CHORD WHICH BEARS NORTH 32°18'32" EAST A CHORD
 DISTANCE OF 65.25 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF
 116.15 FEET, SAID CURVE HAVING A RADIUS OF 204.50 FEET, A CENTRAL

1 ANGLE OF 32°32'32", AND A CHORD WHICH BEARS NORTH 88°56'45" EAST A
 2 CHORD DISTANCE OF 114.60 FEET TO A POINT OF REVERSE CURVATURE;
 3 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF
 4 19.08 FEET, SAID CURVE HAVING A RADIUS OF 495.50 FEET, A CENTRAL
 5 ANGLE OF 02°12'23", AND A CHORD WHICH BEARS NORTH 73°46'41" EAST A
 6 CHORD DISTANCE OF 19.08 FEET;
 7 THENCE NORTH 14°46'35" WEST, A DISTANCE OF 75.10 FEET;
 8 THENCE NORTH 13°11'51" EAST, A DISTANCE OF 72.63 FEET;
 9 THENCE NORTH 14°21'08" EAST, A DISTANCE OF 177.03 FEET TO A POINT OF
 10 CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC
 11 LENGTH OF 12.42 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A
 12 CENTRAL ANGLE OF 14°14'16", AND A CHORD WHICH BEARS NORTH 07°14'00"
 13 EAST A CHORD DISTANCE OF 12.39 FEET;
 14 THENCE NORTH 00°06'52" EAST, A DISTANCE OF 87.15 FEET;
 15 THENCE NORTH 05°42'54" EAST, A DISTANCE OF 144.54 FEET;
 16 THENCE NORTH 02°03'27" WEST, A DISTANCE OF 36.02 FEET;
 17 THENCE NORTH 04°02'11" WEST, A DISTANCE OF 53.48 FEET;
 18 THENCE NORTH 00°06'52" EAST, A DISTANCE OF 183.78 FEET TO A POINT OF
 19 CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN
 20 ARC LENGTH OF 16.20 FEET, SAID CURVE HAVING A RADIUS OF 37.50 FEET, A
 21 CENTRAL ANGLE OF 24°45'12", AND A CHORD WHICH BEARS NORTH 12°29'28"
 22 EAST A CHORD DISTANCE OF 16.08 FEET;
 23 THENCE NORTH 24°52'04" EAST, A DISTANCE OF 57.09 FEET TO A POINT OF
 24 CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN
 25 ARC LENGTH OF 6.45 FEET, SAID CURVE HAVING A RADIUS OF 37.50 FEET, A
 26 CENTRAL ANGLE OF 09°51'31", AND A CHORD WHICH BEARS NORTH 29°47'50"
 27 EAST A CHORD DISTANCE OF 6.44 FEET;
 28 THENCE NORTH 34°43'35" EAST, A DISTANCE OF 60.19 FEET;
 29 THENCE NORTH 33°48'21" EAST, A DISTANCE OF 129.97 FEET;
 30 THENCE NORTH 47°58'00" EAST, A DISTANCE OF 134.96 FEET;
 31 THENCE NORTH 48°31'30" EAST, A DISTANCE OF 154.85 FEET;
 32 THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 177.36 FEET;
 33 THENCE SOUTH 52°36'46" EAST, A DISTANCE OF 40.50 FEET TO A POINT OF
 34 NON-TANGENT CURVATURE;
 35 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF
 36 75.51 FEET, SAID CURVE HAVING A RADIUS OF 149.03 FEET, A CENTRAL
 37 ANGLE OF 29°01'50", AND A CHORD WHICH BEARS SOUTH 22°58'04" WEST A
 38 CHORD DISTANCE OF 74.70 FEET;
 39 THENCE SOUTH 08°32'55" WEST, A DISTANCE OF 344.41 FEET TO A POINT OF
 40 CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC
 41 LENGTH OF 242.34 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A
 42 CENTRAL ANGLE OF 69°25'33", AND A CHORD WHICH BEARS SOUTH 26°09'52"
 43 EAST A CHORD DISTANCE OF 227.79 FEET TO A POINT OF REVERSE
 44 CURVATURE;
 45 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF
 46 122.68 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL
 47 ANGLE OF 35°08'47", AND A CHORD WHICH BEARS SOUTH 43°18'15" EAST A
 48 CHORD DISTANCE OF 120.77 FEET;
 49 THENCE SOUTH 25°43'52" EAST, A DISTANCE OF 364.52 FEET TO THE POINT
 50 OF BEGINNING.

SAID PARCEL CONTAINS 1,039,098 SQUARE FEET OR 23.85 ACRES, MORE OR LESS.
BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, PER THE PLAT OF LORETTO HEIGHTS FILING NO. 1, RECORDED AT RECEPTION NO. 2021179359 IN SAID RECORDS, ASSUMED TO BEAR SOUTH 00°05'27" WEST AS DEPICTED ON SAID PLAT.

C. Subarea C Legal Description

SITUATED IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;
THENCE NORTH 10°40'34" WEST, A DISTANCE OF 1,380.39 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°58'50" WEST, A DISTANCE OF 942.88 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 112.32 FEET;

THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 51.07 FEET;

THENCE SOUTH 48°31'30" WEST, A DISTANCE OF 154.85 FEET;

THENCE SOUTH 47°58'00" WEST, A DISTANCE OF 134.96 FEET;

THENCE SOUTH 33°48'21" WEST, A DISTANCE OF 129.97 FEET;

THENCE SOUTH 34°43'35" WEST, A DISTANCE OF 60.19 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 6.45 FEET, SAID CURVE HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 09°51'31", AND A CHORD WHICH BEARS SOUTH 29°47'50" WEST A CHORD DISTANCE OF 6.44 FEET;

THENCE SOUTH 24°52'04" WEST, A DISTANCE OF 57.09 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 16.20 FEET, SAID CURVE HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 24°45'12", AND A CHORD WHICH BEARS SOUTH 12°29'28" WEST A CHORD DISTANCE OF 16.08 FEET;

THENCE SOUTH 00°06'52" WEST, A DISTANCE OF 91.89 FEET;

THENCE NORTH 88°00'52" WEST, A DISTANCE OF 126.80 FEET TO A POINT ON THE CENTER LINE OF S. IRVING ST;

THENCE ALONG SAID CENTERLINE THE FOLLOWING NINE (9) COURSES:

1) NORTH 01°58'19" EAST, A DISTANCE OF 33.14 FEET;

2) NORTH 09°49'51" EAST, A DISTANCE OF 31.62 FEET;

3) NORTH 12°48'54" EAST, A DISTANCE OF 61.60 FEET TO A POINT OF NON-TANGENT

CURVATURE;

4) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 198.79 FEET, SAID CURVE HAVING A RADIUS OF 455.03 FEET, A CENTRAL ANGLE OF 25°01'50", AND A CHORD WHICH BEARS NORTH 30°07'21" EAST A CHORD DISTANCE OF 197.21 FEET;

5) NORTH 47°53'27" EAST, A DISTANCE OF 353.38 FEET TO A POINT OF NON-TANGENT CURVATURE;
 6) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 52.03 FEET, SAID CURVE HAVING A RADIUS OF 303.60 FEET, A CENTRAL ANGLE OF 09°49'07", AND A CHORD WHICH BEARS NORTH 43°19'15" EAST A CHORD DISTANCE OF 51.96 FEET;
 7) NORTH 34°21'43" EAST, A DISTANCE OF 44.81 FEET;
 8) NORTH 25°03'24" EAST, A DISTANCE OF 52.07 FEET;
 9) NORTH 15°52'29" EAST, A DISTANCE OF 26.95 FEET;
 THENCE SOUTH 74°04'53" EAST, A DISTANCE OF 35.95 FEET TO A POINT ON THE SOUTH LINE OF SHARON PARK SUBDIVISION RECORDED AT RECEPTION NO. 52537;
 THENCE NORTH 89°16'41" EAST, A DISTANCE OF 1,065.64 FEET;
 THENCE SOUTH 00°01'10" WEST, A DISTANCE OF 136.57 FEET TO THE POINT OF BEGINNING.
 SAID PARCEL CONTAINS 214,572 SQUARE FEET OR 4.93 ACRES, MORE OR LESS.
 BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS NORTH 00°01'10" EAST.
 BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS NORTH 00°01'10" EAST.

D. Subarea D Legal Description

SITUATED IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST
 OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO
 A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP
 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;
 THENCE NORTH 12°15'11" WEST, A DISTANCE OF 1,204.82 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 89°58'50" WEST, A DISTANCE OF 939.84 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 137.79 FEET, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 52°37'56", AND A CHORD WHICH BEARS SOUTH 63°42'12" WEST A CHORD DISTANCE OF 133.00 FEET;
 THENCE NORTH 52°36'46" WEST, A DISTANCE OF 40.50 FEET;
 THENCE NORTH 00°00'00" EAST, A DISTANCE OF 177.36 FEET;
 THENCE NORTH 45°00'00" EAST, A DISTANCE OF 51.07 FEET;
 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 112.32 FEET;
 THENCE SOUTH 89°58'50" EAST, A DISTANCE OF 942.88 FEET;

THENCE SOUTH 00°01'10" WEST, A DISTANCE OF 179.15 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 198,467 SQUARE FEET OR 4.56 ACRES, MORE OR LESS.
BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS N00°01'10"E.

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

Section 4. PUD-G #41, as filed in the words and figures contained and set forth therein, available in the office and on the web page of City Council, and filed in the office of the City Clerk on the ~~20th day of May, 2026~~ 25th day of June, 2026, under City Clerk File No. ~~20260079~~ 2026079A, is hereby approved.

Section 5. PUD-G #42, as filed in the words and figures contained and set forth therein, available in the office and on the web page of City Council, and filed in the office of the City Clerk on the ~~20th day of May, 2026~~ 25th day of June, 2026, under City Clerk File No. ~~20260080~~ 2026080A, is hereby approved.

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

COMMITTEE APPROVAL DATE: May 19, 2026

MAYOR-COUNCIL DATE: May 26, 2026 by Consent

PASSED BY THE COUNCIL: 06/29/2026

Signed by: Amanda Sandoval - PRESIDENT
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APPROVED: _____ - MAYOR _____

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

NOTICE PUBLISHED IN THE DENVER POST: _____ ; _____

PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: May 28, 2026

Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the City Attorney. We find no irregularity as to form and have no legal objection to the proposed ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to § 3.2.6 of the Charter.

Miko Ando Brown, Denver City Attorney

BY: Laurie K. S., Assistant City Attorney DATE: 7/1/2026
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