Zone Map Amendment (Rezoning) - Legislative Rezoning Proposal

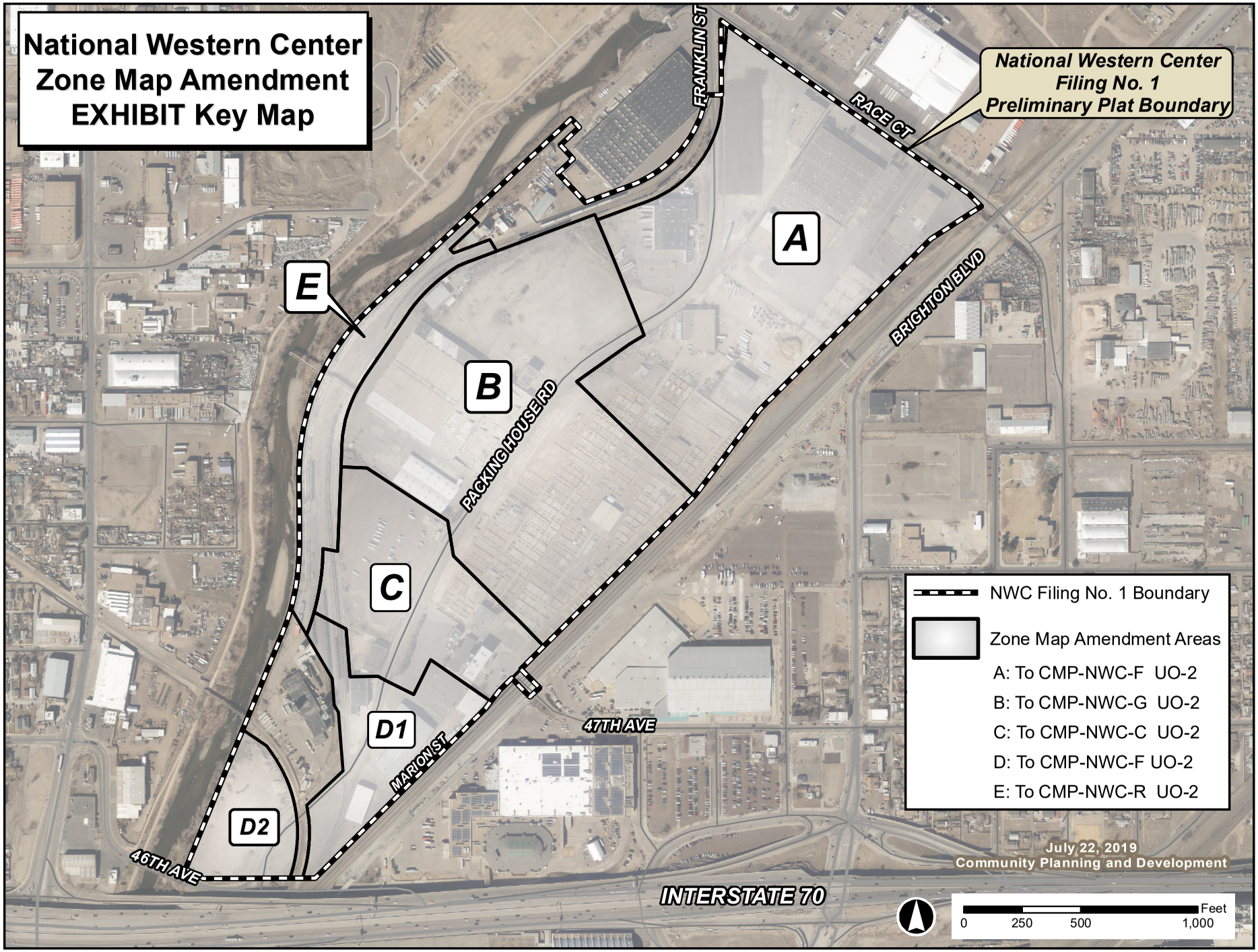
PROPERTY OWNER INFORMATION	
Property Owner Name	Multiple owners (City and County of Denver, Neorama LLC, Douglas L McDonald)
Address	
City, State, Zip	
Telephone	
Email	

REPRESENTATIVE*	
Representative Name	Evelyn Baker, Interim Executive Director of Community Planning & Development Director
Address	201 W. Colfax Avenue, Dept 205
City, State, Zip	Denver, CO 80202
Telephone	720-865-2983
Email	PlanningServices@denvergov.org

SUBJECT PROPERTY INFORMATION	
Location (address and/or boundary description):	Generally the properties bounded by the South Platte River, Race Court, the BNSF railway property and East 46th Avenue with some exceptions. See attached exhibits and legal descriptions.
Assessor's Parcel Numbers:	Multiple
Area in Acres or Square Feet:	Approximately 100 acres
Current Zone Districts:	I-A, UO-2; I-B, UO-2; I-MX-5, UO-2

PROPOSAL	
Proposed Zone Districts:	CMP-NWC-C (Campus-National Western Center-Core), UO-2; CMP-NWC-G (Campus-National Western Center-General), UO-2; CMP-NWC-F (Campus-National Western Center-Flex), UO-2; CMP-NWC-R (Campus-National Western Center-Riverfront),UO-2

REVIEW CRITERIA	
General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7	☑ Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.
	☑ Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.
	☑ Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.


National Western Center
Zone Map Amendment
EXHIBIT Key Map
National Western Center
Filing No. 1
Preliminary Plat Boundary
FRANKLIN ST
RACE CT
BRIGHTON BLVD
PACKING HOUSE RD
47TH AVE
MARION ST
46TH AVE
INTERSTATE 70
A
B
C
D1
D2
E
NWC Filing No. 1 Boundary
Zone Map Amendment Areas
A: To CMP-NWC-F UO-2
B: To CMP-NWC-G UO-2
C: To CMP-NWC-C UO-2
D: To CMP-NWC-F UO-2
E: To CMP-NWC-R UO-2
July 22, 2019
Community Planning and Development
Feet
0
250
500
1,000

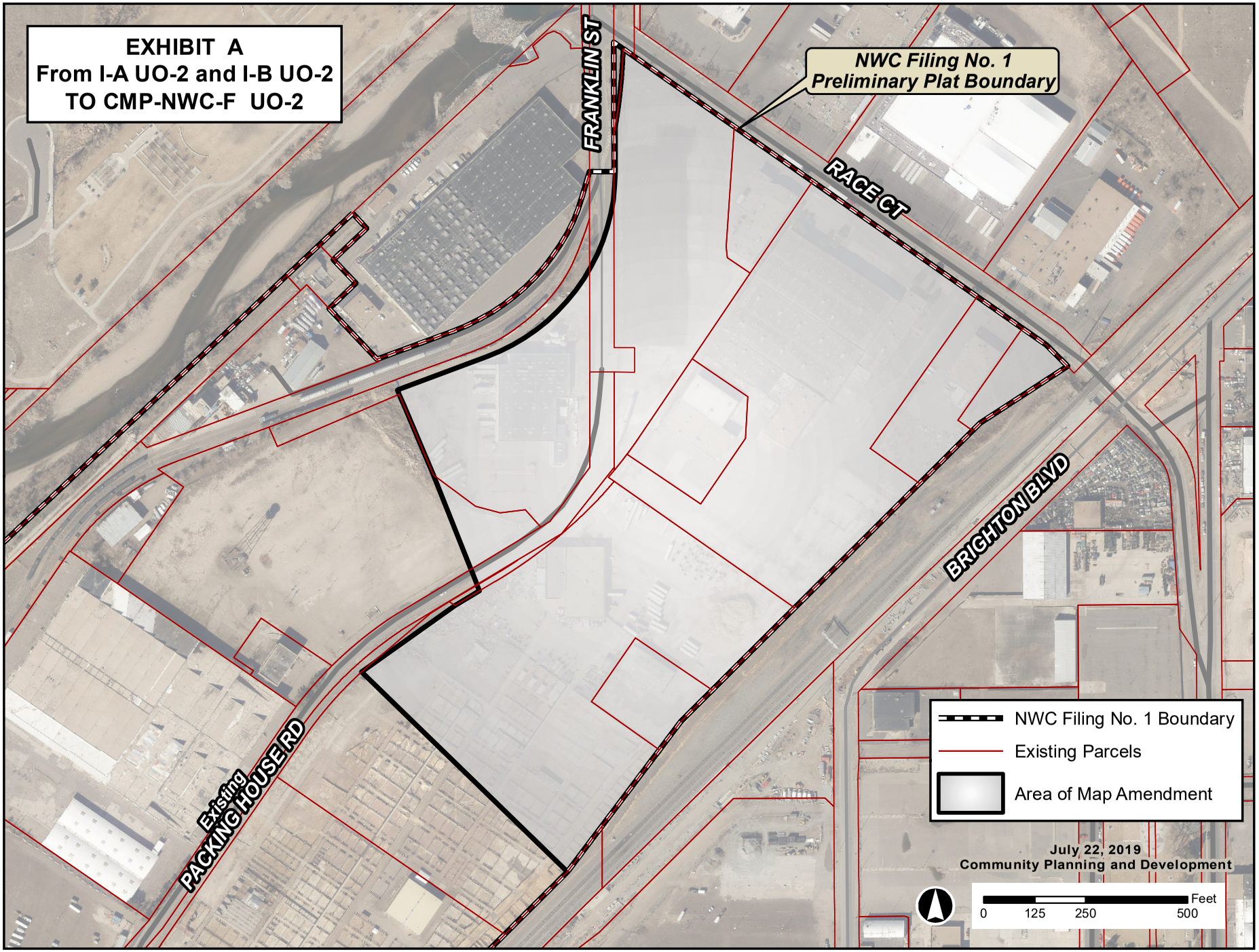


EXHIBIT A
From I-A UO-2 and I-B UO-2
TO CMP-NWC-F UO-2
NWC Filing No. 1
Preliminary Plat Boundary
FRANKLIN ST
RACE CT
BRIGHTON BLVD
Existing
PACKING HOUSE RD
NWC Filing No. 1 Boundary
Existing Parcels
Area of Map Amendment
July 22, 2019
Community Planning and Development
Feet
0
125
250
500

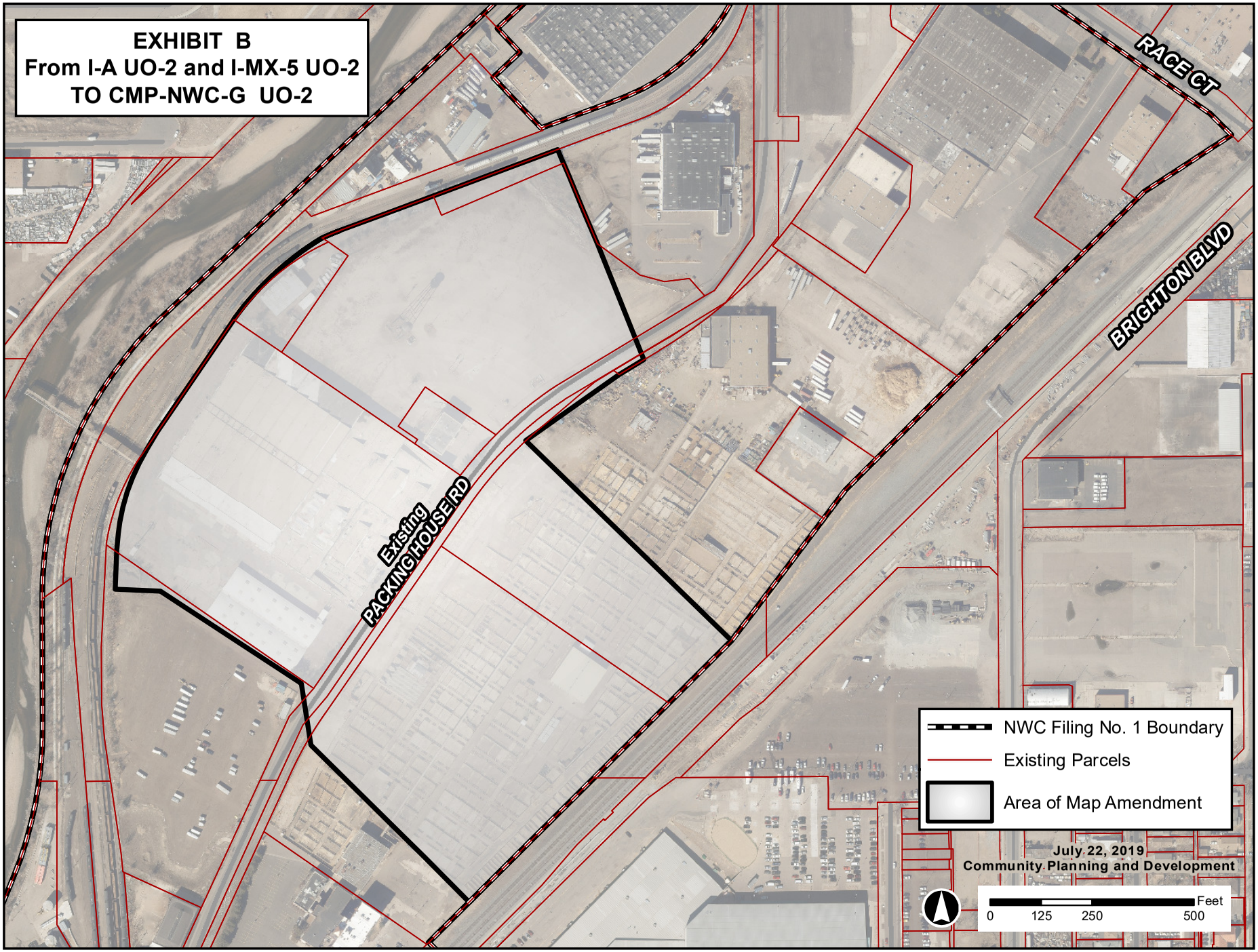


EXHIBIT B
From I-A UO-2 and I-MX-5 UO-2
TO CMP-NWC-G UO-2
RACE CT
BRIGHTON BLVD
Existing
PACKING HOUSE RD
NWC Filing No. 1 Boundary
Existing Parcels
Area of Map Amendment
July 22, 2019
Community Planning and Development
Feet
0
125
250
500

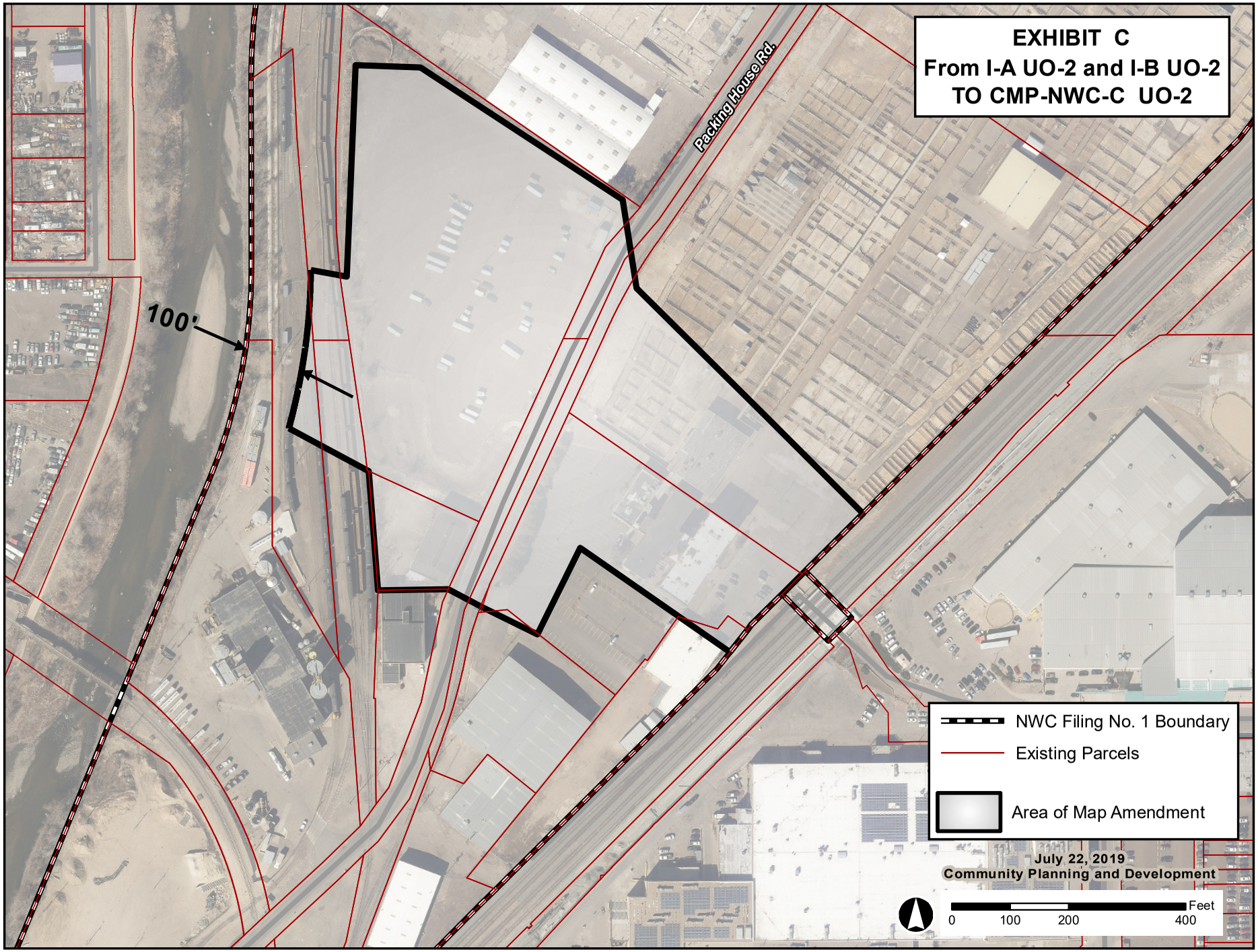


EXHIBIT C
From I-A UO-2 and I-B UO-2
TO CMP-NWC-C UO-2
Packing House Rd.
100'
NWC Filing No. 1 Boundary
Existing Parcels
Area of Map Amendment
July 22, 2019
Community Planning and Development
Feet
0
100
200
400

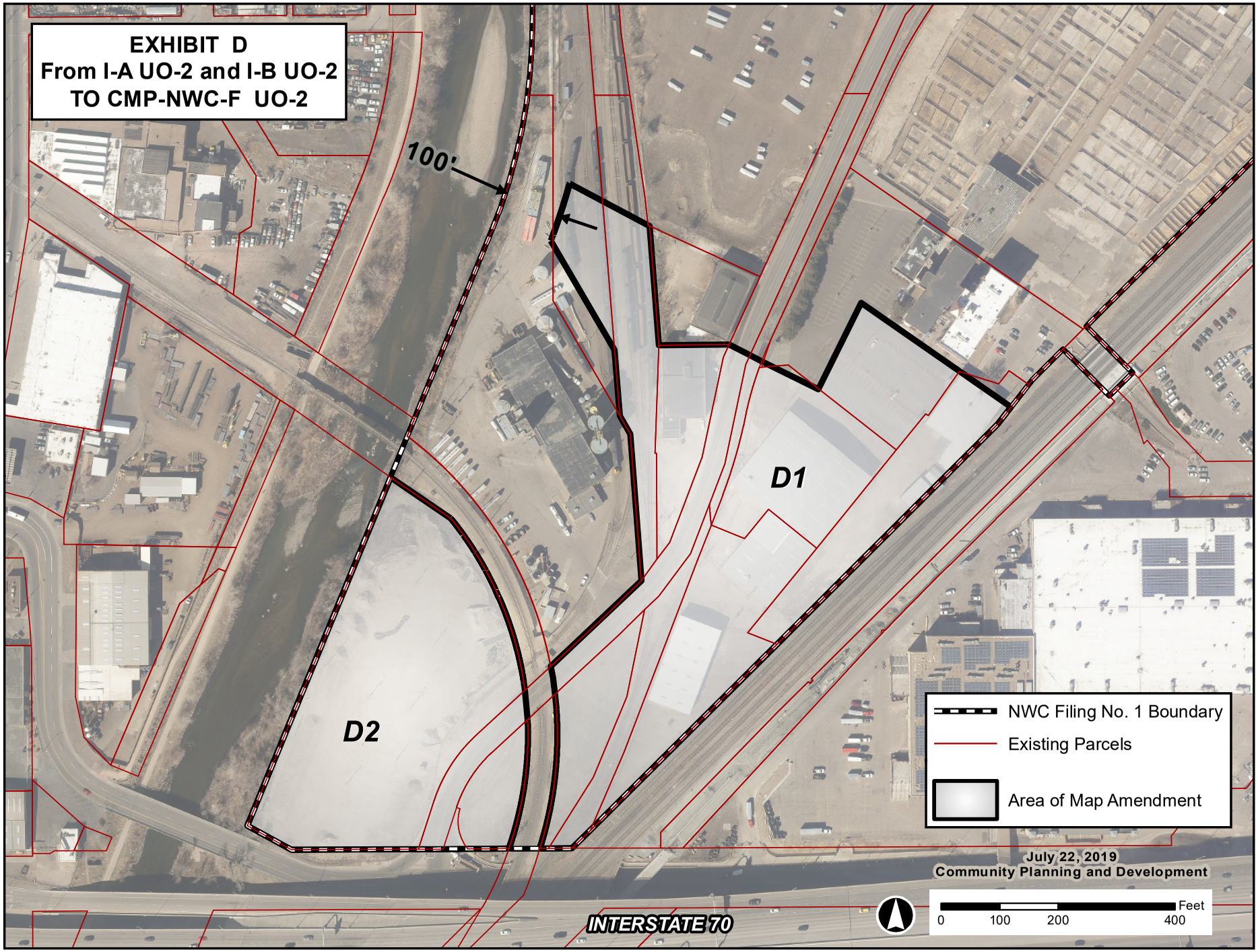


EXHIBIT D
From I-A UO-2 and I-B UO-2
TO CMP-NWC-F UO-2
100'
D1
D2
NWC Filing No. 1 Boundary
Existing Parcels
Area of Map Amendment
July 22, 2019
Community Planning and Development
INTERSTATE 70
Feet
0
100
200
400

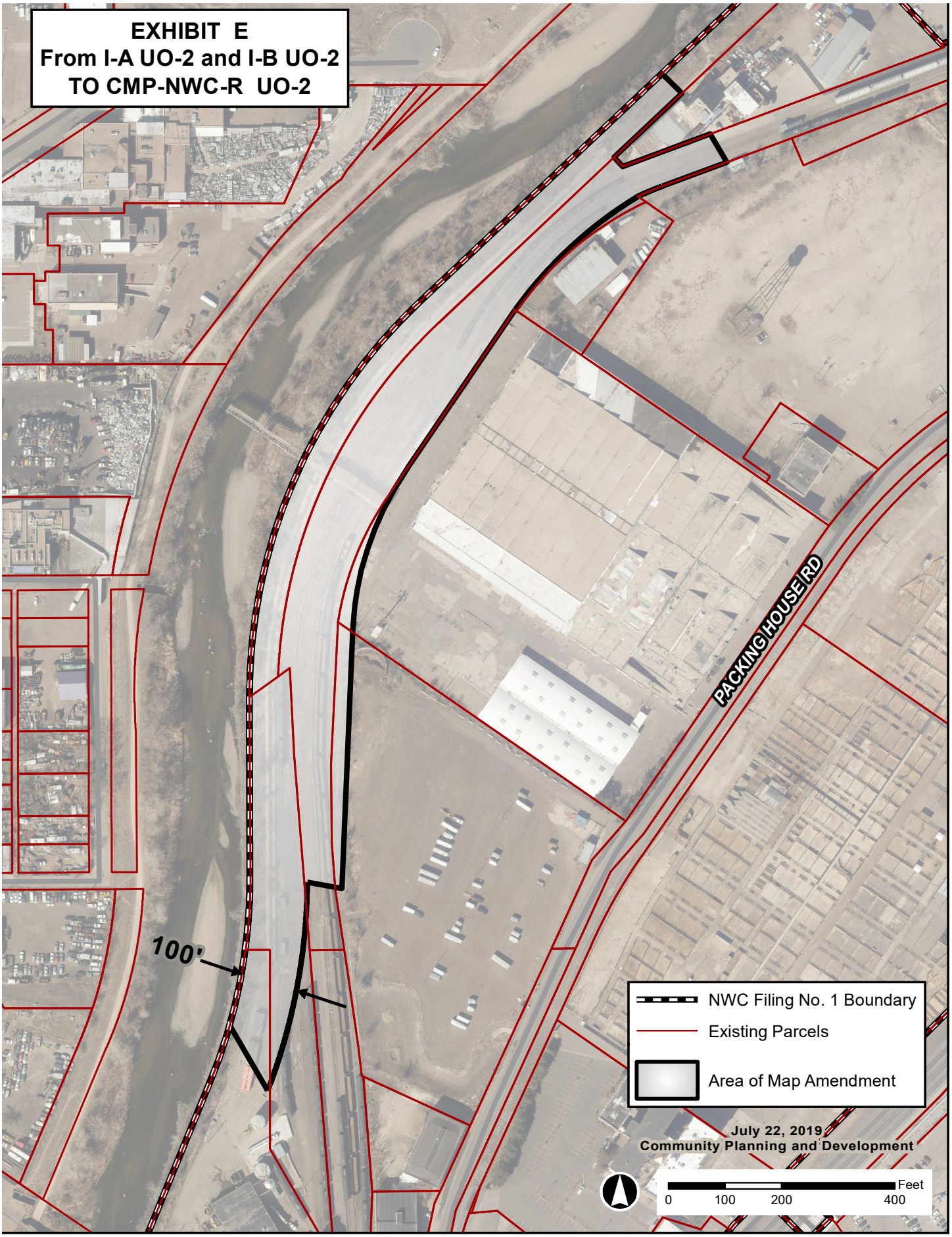


EXHIBIT E
From I-A UO-2 and I-B UO-2
TO CMP-NWC-R UO-2
PACKING HOUSE RD
100'
NWC Filing No. 1 Boundary
Existing Parcels
Area of Map Amendment
July 22, 2019
Community Planning and Development
0
100
200
400
Feet

National Western Center Zone Map Amendments

EXHIBIT A

That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from
I-A UO-2 and I-B UO-2 to CMP-NWC-F UO-2:

PARCEL A

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 14, 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: CONSIDERING THE NORTH-SOUTH CENTER LINE OF SECTION 14 TO BEAR NORTH 00°20’34” EAST, A DISTANCE OF 26,57.09 FEET BETWEEN A FOUND 3.25” ALUMINUM CAP STAMPED “COLO DEPT OF TRANSPORTATION T3S R68W 1/4 S14 S23 1994 PLS 23521” AT THE SOUTH QUARTER CORNER OF SECTION 14 AND A FOUND 2” BRASS CAP STAMPED “T3S R68W C 1/4 S14 1996 LS 17650” AT THE CENTER QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE S09° 33’ 01”E, A DISTANCE OF 307.86 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF RACE CT., BEING THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO COURSES;
1) S54° 35’ 18”E, A DISTANCE OF 1,266.41 FEET;
2) S44° 35’ 50”E, A DISTANCE OF 73.60 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD;
THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR COURSES;
1) S57° 21’ 35”W, A DISTEANCE OF 255.32 FEET;
2) S45° 26’ 55”W, A DISTANCE OF 1035.79 FEET;
3) S37° 21’ 55”W, A DISTANCE 371.13 FEET;
4) S37° 20’ 31”W, A DISTANCE OF 91.80 FEET;
THENCE N45° 26’ 37”W, A DISTANCE OF 704.01 FEET.
THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,069.96 FEET, A CENTRAL ANGLE OF 11° 26’ 10”, AN ARC LENGTH OF 213.56 FEET, THE CHORD OF WHICH BEARS N53° 37’ 28”E, A DISTANCE OF 213.21 FEET;
THENCE N59° 13’ 21”E, A DISTANCE OF 67.65 FEET; THENCE N59° 27’ 41”E, A DISTANCE OF 70.73 FEET;
THENCE N21° 26’ 05”W, A DISTANCE OF 531.99 FEET;
THENCE N69° 54’ 24”E, A DISTANCE OF 212.43 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 505.49 FEET, A CENTRAL ANGLE OF 68° 00’ 18”, AN ARC LENGTH OF 599.97 FEET, THE CHORD OF WHICH BEARS N35° 53’ 00”E, A DISTANCE OF 565.37 FEET;
THENCE N00° 20’ 34”E, A DISTANCE OF 91.40 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,397.64 FEET, A CENTRAL ANGLE OF 08° 40’ 18”, AN ARC LENGTH OF 211.54 FEET, THE CHORD OF WHICH BEARS N06° 33’ 42”E, A DISTANCE OF 211.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,546,755 SQUARE FEET OR 35.509 ACRES, MORE OR LESS.

In addition thereto all vacated street or alley rights of way lying adjacent to described areas.

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.

EXHIBIT B

That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from
I-A UO-2 and I-MX-5 UO-2 to CMP-NWC-G UO-2:

PARCEL B

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 14 & THE NORTH HALF OF SECTION 23, 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: CONSIDERING THE NORTH-SOUTH CENTER LINE OF SECTION 14 TO BEAR NORTH 00°20'34" EAST, A DISTANCE OF 2,657.09 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION T3S R68W 1/4 S14 S23 1994 PLS 23521" AT THE SOUTH QUARTER CORNER OF SECTION 14 AND A FOUND 2" BRASS CAP STAMPED "T3S R68W C 1/4 S14 1996 LS 17650" AT THE CENTER QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE S02° 26' 42"W, A DISTANCE OF 2,324.25 FEET TO THE NORTHWESTERLY LINE OF THE BURLINGTON NORTHERN SANTA FE RIGHT OF WAY, BEING THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO COURSES;
1) S45° 29' 15"W A DISTANCE OF 479.30 FEET;
2) S45° 29' 43"W A DISTANCE OF 429.47 FEET;
THENCE N44° 46' 47"W, A DISTANCE OF 546.74 FEET;
THENCE N08° 29' 06"W, A DISTANCE OF 153.18 FEET;
THENCE N56° 31' 27"W, A DISTANCE OF 403.20 FEET; THENCE N87° 45' 59"W, A DISTANCE OF 110.92 FEET;
THENCE N02° 21' 55"E, A DISTANCE OF 96.13 FEET;
THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 530.50 FEET, A CENTRAL ANGLE OF 32° 19' 06", AN ARC LENGTH OF 299.23 FEET, THE CHORD OF WHICH BEARS N18° 31' 28"E, A DISTANCE OF 295.28 FEET;
THENCE N34° 41' 01"E, A DISTANCE OF 323.59 FEET;
THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 717.00 FEET, A CENTRAL ANGLE OF 35° 13' 24", AN ARC LENGTH OF 440.78 FEET, THE CHORD OF WHICH BEARS N52° 17' 43"E, A DISTANCE OF 433.88 FEET;
THENCE N69° 54' 24"E, A DISTANCE OF 494.47 FEET; THENCE S21° 26' 05"E, A DISTANCE OF 553.98 FEET;
THENCE S59° 27' 41"W, A DISTANCE OF 70.73 FEET;
THENCE S59° 13' 21"W, A DISTANCE OF 67.65 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,069.96 FEET, A CENTRAL ANGLE OF 11° 23' 10", AN ARC LENGTH OF 213.56 FEET, THE CHORD OF WHICH BEARS S53° 37' 28"W, A DISTANCE OF 213.21 FEET;
THENCE S45° 26' 37"E, A DISTANCE OF 704.01 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1,501,419 SQUARE FEET OR 34.468 ACRES, MORE OR LESS.

In addition thereto all vacated street or alley rights of way lying adjacent to described areas.

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.

EXHIBIT C

That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from
I-A UO-2 and I-B UO-2 to CMP-NWC-C UO-2:

PARCEL C
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 14 & THE NORTH HALF OF SECTION 23, 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: CONSIDERING THE NORTH-SOUTH CENTER LINE OF SECTION 14 TO BEAR NORTH 00°20'34" EAST, A DISTANCE OF 2,657.09 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION T3S R68W 1/4 S14 S23 1994 PLS 23521" AT THE SOUTH QUARTER CORNER OF SECTION 14 AND A FOUND 2" BRASS CAP STAMPED "T3S R68W C 1/4 S14 1996 LS 17650" AT THE CENTER QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE S14° 10' 18"W, A DISTANCE OF 3,052.08 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD, BEING THE POINT OF BEGINNING:

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO COURSES;
THENCE S45° 30' 05"W, A DISTANCE OF 269.27 FEET;
THENCE S38° 16' 24"W, A DISTANCE OF 59.70 FEET;
THENCE N54° 47' 25"W, A DISTANCE OF 312.63 FEET;
THENCE S26° 40' 09"W, A DISTANCE OF 165.06 FEET;
THENCE N63° 14' 01"W, A DISTANCE OF 105.88 FEET;
THENCE N62° 05' 55"W, A DISTANCE OF 64.92 FEET;
THENCE S89° 44' 59"W, A DISTANCE OF 120.32 FEET;
THENCE N04° 15' 07"W, A DISTANCE OF 203.84 FEET;
THENCE N61° 30' 43"W, A DISTANCE OF 155.02 FEET TO A POINT 100.00 FEET PERPENDICULAR TO THE EASTERLY RIGHT OF WAY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER, PER ORDINANCE NO. 33, SERIES 1926;
THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,055.37 FEET, A CENTRAL ANGLE OF 15° 02' 07", AN ARC LENGTH OF 276.95 FEET, THE CHORD OF WHICH BEARS N08° 06' 43"E, A DISTANCE OF 276.15 FEET;
THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 08° 40' 40", AN ARC LENGTH OF 76.31 FEET, THE CHORD OF WHICH BEARS S74° 13' 20"E, A DISTANCE OF 76.24 FEET;
THENCE N02° 21' 55"E, A DISTANCE OF 362.06 FEET;THENCE S87° 45' 59"E, A DISTANCE OF 110.92 FEET;
THENCE S56° 31' 27"E, A DISTANCE OF 403.21 FEET;
THENCE S08° 29' 06"E, A DISTANCE OF 153.18 FEET;
THENCE S44° 46' 47"E, A DISTANCE OF 546.74 FEET, TO THE PONT OF BEGINNING.

CONTAINING 535,015 SQUARE FEET, OR 12.282 ACRES, MORE OR LESS.

In addition thereto all vacated street or alley rights of way lying adjacent to described areas.

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.

EXHIBIT D

That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from
I-A UO-2 and I-B UO-2 to CMP-NWC-F UO-2:

PARCEL D1

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, 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: CONSIDERING THE NORTH-SOUTH CENTER LINE OF SECTION 14 TO BEAR NORTH 00°20’34” EAST, A DISTANCE OF 2,657.09 FEET BETWEEN A FOUND 3.25” ALUMINUM CAP STAMPED “COLO DEPT OF TRANSPORTATION T3S R68W 1/4 S14 S23 1994 PLS 23521” AT THE SOUTH QUARTER CORNER OF SECTION 14 AND A FOUND 2” BRASS CAP STAMPED “T3S R68W C 1/4 S14 1996 LS 17650” AT THE CENTER QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE S16° 59’ 32”W, A DISTANCE OF 3,340.63 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD, BEING THE POINT OF BEGINNING:

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE COURSES;
S38° 16’ 24”W, A DISTANCE OF 36.28 FEET;
S45° 29’ 01”W, A DISTANCE OF 534.04 FEET;
S45° 27’ 12”W, 494.60 FEET TO THE NORTHERLY RIGHT OF WAY OF 46TH AVE.
THENCE N89° 56’ 11”W A DISTANCE OF 55.54 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE ALONG SAID RIGHT OF WAY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 640.66 FEET, A CENTRAL ANGLE OF 28° 19’ 36”, AN ARC LENGTH OF 316.74 FEET, THE CHORD OF WHICH BEARS N03°44’ 55”E, A DISTANCE OF 313.25 FEET;
THENCE N47° 19’ 35”E, A DISTANCE OF 213.25 FEET;THENCE N03° 55’ 53”W, A DISTANCE OF 251.29 FEET;THENCE N29° 52’ 06”W, A DISTANCE OF 36.22 FEET;
THENCE N04° 19’ 17”W, A DISTANCE OF 113.62 FEET;
THENCE N29° 51’ 49”W, A DISTANCE OF 216.17 FEET TO A POINT 100.00 FEET PERPENDICULAR TO THE EASTERLY RIGHT OF WAY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER, PER ORDINANCE NO. 33, SERIES 1926;
THENCE 100.00, FEET PARALLEL WITH AND PERPENDICULAR TO SAID RIGHT OF WAY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1,055.37 FEET, A CENTRAL ANGLE OF 05° 33’ 26”, AN ARC LENGTH OF 102.36 FEET, THE CHORD OF WHICH BEARS N18° 25’ 13”E, A DISTANCE OF 102.32 FEET
THENCE S61° 30’ 43”E, A DISTANCE OF 155.07 FEET;THENCE S04° 15’ 07”E, A DISTANCE OF 203.84 FEET;THENCE N89° 44’ 59”E, A DISTANCE OF 120.32 FEET;THENCE S62° 05’ 55”E, A DISTANCE OF 64.92 FEET;
THENCE S63° 14’ 01”E, A DISTANCE OF 105.88 FEET;THENCE N26° 40’ 09”E, A DISTANCE OF 165.06 FEET;THENCE S54° 47’ 25”E, A DISTANCE OF 312.63 FEET TO THE POINT OF BEGINNING.
CONTAINING 352,341 SQUARE FEET OF 8.089 ACRES, MORE OR LESS.

PARCEL D2

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, 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: CONSIDERING THE NORTH-SOUTH CENTER LINE OF SECTION 14 TO BEAR NORTH 00°20’34” EAST, A DISTANCE OF 2,657.09 FEET BETWEEN A FOUND 3.25” ALUMINUM CAP STAMPED “COLO DEPT OF TRANSPORTATION T3S R68W 1/4 S14 S23 1994 PLS 23521” AT THE SOUTH QUARTER CORNER OF SECTION 14 AND A FOUND 2” BRASS CAP STAMPED “T3S R68W C 1/4 S14 1996 LS 17650” AT THE CENTER QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE S25° 00’ 42”W, A DISTANCE OF 4,352.73 FEET TO INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD AND THE NORTHERLY RIGHT OF WAY LINE OF 46TH AVE., BEING THE POINT OF BEGINNING:

THENCE N89° 56’ 11”W A DISTANCE OF 371.07 FEET; THENCE N61° 10’ 19”W A DISTANCE OF 86.32 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER, PER ORDINANCE NO. 33, SERIES 1926; THENCE N22° 41’ 26”E ALONG SAID RIGHT OF WAY A DISTANCE OF 644.57 FEET TO THE WESTERLY RIGHT OF WAY LINE WESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD;
THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO COURSES;
1) S55° 28’ 13”E A DISTANCE OF 123.74 FEET;
2) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 590.66 FEET, A CENTRAL ANGLE OF 58° 12’ 57”, AN ARC LENGTH OF 600.15 FEET, THE CHORD OF WHICH BEARS S09°37’ 36”E, A DISTANCE OF 574.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 200,220 SQUARE FEET OR 4.596 ACRES, MORE OR LESS.

In addition thereto all vacated street or alley rights of way lying adjacent to described areas.

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.

EXHIBIT E

That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from
I-A UO-2 and I-B UO-2 to CMP-NWC-R UO-2:

PARCEL E

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, 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: CONSIDERING THE NORTH-SOUTH CENTER LINE OF SECTION 14 TO BEAR NORTH 00°20'34" EAST, A DISTANCE OF 2,657.09 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION T3S R68W 1/4 S14 S23 1994 PLS 23521" AT THE SOUTH QUARTER CORNER OF SECTION 14 AND A FOUND 2" BRASS CAP STAMPED "T3S R68W C 1/4 S14 1996 LS 17650" AT THE CENTER QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE S43° 28' 19"W, A DISTANCE OF 1,529.31 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER, PER ORDINANCE NO. 33, SERIES 1926, SAID POINT BEING THE POINT OF BEGINNING:

THENCE S44° 26' 33"E, A DISTANCE OF 43.87 FEET;THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 273.00 FEET, A CENTRAL ANGLE OF 01° 13' 49", AN ARC LENGTH OF 5.86 FEET, THE CHORD OF WHICH BEARS S43°49' 39"E, A DISTANCE OF 5.86 FEET;
THENCE S47° 04' 18"W, A DISTANCE OF 164.50 FEET;THENCE S42° 55' 43"E, A DISTANCE OF 22.26 FEET;THENCE N69° 58' 11"E, A DISTANCE OF 165.11 FEET;THENCE S30° 05' 36"E, A DISTANCE OF 61.78 FEET;
THENCE S69° 54' 24"W, A DISTANCE OF 42.92 FEET;
THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 717.00 FEET, A CENTRAL ANGLE OF 35° 13' 24", AN ARC LENGTH OF 440.78 FEET, THE CHORD OF WHICH BEARS S52°17' 43"W, A DISTANCE OF 433.88 FEET;
THENCE S34° 41' 01"W, A DISTANCE OF 323.59 FEET;THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 530.50 FEET, A CENTRAL ANGLE OF 32° 19' 06", AN ARC LENGTH OF 299.23 FEET, THE CHORD OF WHICH BEARS S18°31' 28"W, A DISTANCE OF 295.28 FEET;
THENCE S02° 21' 55"W, A DISTANCE OF 458.19 FEET;THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 08° 44' 46", AN ARC LENGTH OF 76.32 FEET, THE CHORD OF WHICH BEARS N74°13' 23"W, A DISTANCE OF 76.25 FEET TO A POINT 100.00 FEET PERPENDICULAR TO THE EASTERLY RIGHT OF WAY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER, PER ORDINANCE NO. 33, SERIES 1926;
THENCE 100.00 PERPENDICULAR TO AND PARALLEL WITH SAID RIGHT OF WAY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,055.37 FEET, A CENTRAL ANGLE OF 20° 36' 29", AN ARC LENGTH OF 7379.59 FEET, THE CHORD OF WHICH BEARS S10°53' 50"W, A DISTANCE OF 377.55 FEET;
THENCE N29°51' 49"W, A DISTANCE OF 133.29 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER, PER ORDINANCE NO. 33, SERIES 1926;

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR COURSES;
ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 955.37 FEET, A CENTRAL ANGLE OF 15° 58' 50", AN ARC LENGTH OF 266.46 FEET, THE CHORD OF WHICH BEARS N08°10' 51"E, A DISTANCE OF 265.60 FEET;
THENCE N00° 11' 26"E, A DISTANCE OF 317.9 FEET,
ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 955.37 FEET, A CENTRAL ANGLE OF 46° 53' 00", AN ARC LENGTH OF 781.49 FEET, THE CHORD OF WHICH BEARS N23°38' 25"E, A DISTANCE OF 759.88 FEET;
THENCE N47° 04' 26"E, A DISTANCE OF 590.54 FEET, TO THE POINT OF BEGINNING.

CONTAINING 292,514 SQUARE FEET, OR 6.715 ACRES, MORE OR LESS.

In addition thereto all vacated street or alley rights of way lying adjacent to described areas.

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.