



DEVELOPMENT

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**Rezoning Application**  
**700 W. 40th Ave., 689 W. 39th Ave. & 725 W. 39th Ave.**  
**Legal Description**

A PORTION OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**700 W. 40TH AVE & 689 W 39TH AVE**

**PARCEL ONE:**

**LAND DESCRIPTIONS:**

ALL OF BLOCKS NUMBERS THIRTY-SEVEN (37) AND FORTY-FOUR (44) IN VIADUCT ADDTION TO DENVER; ALSO AN UNPLATTED STRIP OF LAND ON THE WEST SIDE OF AND ADJOINING SAID BLOCKS, WHICH SAID STRIP IS PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK NUMBERED FORTY-FOUR (44), FIFTY-THREE AND FIFTY-THREE HUNDREDTHS (53.53) FEET, MORE OR LESS, TO THE EAST LINE OF THE RIGHT OF WAY OF THE DENVER, UTAH AND PACIFIC RAILROAD AS FIXED AND DESCRIBED IN BOOK 607 AT PAGE 230 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER; THENCE NORTHERLY ALONG THE EAST LINE OF SAID RAILROAD COMPANY'S RIGHT OF WAY, EIGHT HUNDRED AND FIFTEEN (815) FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID BLOCK THIRTY SEVEN (37) EXTENDED WESTERLY; THENCE EASTERLY ALONG THE EXTENDED NORTHERLY LINE OF SAID BLOCK THIRTY-SEVEN (37), FIFTY-THREE AND FIFTY THREE HUNDREDTHS (53.53) FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID BLOCK THIRTY-SEVEN (37); THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BLOCKS THIRTY-SEVEN (37) AND FORTY-FOUR (44), EIGHT HUNDERD AND FIFTEEN (815) FEET TO THE PLACE OF BEGINNING; TOGETHER WITH THAT PORTION OF VACATED WEST 39<sup>TH</sup> AVENUE PER ORDINANCE 82 SERIES OF 1926, LYING BETWEEN SAID BLOCKS THIRTY-SEVEN (37) AND FORTY-FOUR (44), VIADUCT ADDITION TO DENVER, AND TOETHER WITH THE VACATED SOUTH HALF OF WEST 40<sup>TH</sup> AVENUE PER ORDINANCE 115 SERIES OF 1926, ADJACENT TO LOT 30, BLOCK 37

ALSO

TOGETHER WITH THE VACATED WEST HALF OF GALAPAGO STREET PER ORDINANCE 116 SERIES OF 1947 ADJACENT TO LOTS 16 THROUGH 30, BLOCK 37 AND THE VACATED WEST HALF OF GALAPAGO PER ORDINANCE 850 SERIES OF 1991 ADJACENT TO LOTS 17 THROUGH 24, BLOCK 44, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

EXCEPT THAT PORTION DEED CONVEYED IN DEED RECORDED SEPTEMBER 10, 1992 AT RECEPTION NO. 920105968, ALSO EXCEPTING THEREFROM PARCEL NO. CM-11 OF THE RTD CRMF SITE CORRIDOR LIGHT RAIL PROJECT, AS CONTAINED IN RULE AND ORDER RECORDED OCTOBER 5, 2011 AT RECEPTION NO. 2011111736.

PARCEL TWO:

A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 415 FEET SOUTH OF THE NORTHWEST CORNER OF BLOCK TWENTY-EIGHT (28), VIADUCT ADDITION TO THE POINT OF BEGINNING, THENCE WEST 53.53 FEET TO THE EAST LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILWAY RIGHT-OF-WAY, THENCE SOUTH 40 FEET TO THE SOUTH LINE OF THE VACATED SOUTH HALF OF WEST 40<sup>TH</sup> AVENUE PER ORDINANCE 115, SERIES OF 1926, THENCE EAST 53.53 FEET; THENCE NORTH AT RIGHT ANGLES 40 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM PARCEL NO. CM-12 OF THE RTD CRMF SITE CORRIDOR LIGHT RAIL PROJECT, AS CONTAINED IN THE RULE AND ORDER RECORDED OCTOBER 5, 2011 AT RECEPTION NO. 2011111736.

**725 W. 39<sup>TH</sup> AVENUE**

LOTS 1 TO 15, INCLUSIVE, BLOCK 38, VIADUCT ADDITION TO DENVER, AND THE EAST ½ OF VACATED GALAPAGO STREET PER ORDINANCE 116, SERIES OF 1947, ADJOINING SAID LOTS 1 TO 15, INCLUSIVE, BLOCK 38, VIADUCT ADDITION TO DENVER;

TOGETHER WITH THE WEST ONE-HALF OF VACATED ALLEY PER ORDINANCE 400, SERIES OF 1978, ADJACENT TO SAID LOTS 1 TO 15, INCLUSIVE, BLOCK 38, VIADUCT ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.