

Overall Description of Area to be zoned PUD-G 21

LOTS 1 THROUGH 28, INCLUSIVE, BLOCK 3, PIERSON'S ADDITION TO DENVER, TOGETHER WITH THE VACATED ALLEY IN SAID BLOCK, AND TOGETHER WITH THE WEST 1/2 OF VACATED MEADE STREET ADJACENT TO SAID LOTS 15 THROUGH 28, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND

LOTS 1 THROUGH 28, INCLUSIVE, BLOCK 4, PIERSON'S ADDITION TO DENVER, TOGETHER WITH THE VACATED ALLEY IN SAID BLOCK 4; TOGETHER WITH THAT PORTION OF THE EAST 1/2 OF VACATED MEADE STREET ADJOINING SAID LOTS 1 TO 14; AND, TOGETHER WITH THAT PORTION OF THE NORTH 1/2 OF VACATED WEST 16TH AVENUE ADJOINING, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 15, BLOCK 4, THENCE SOUTH ALONG THE WEST LINE OF LOWELL BOULEVARD, A DISTANCE OF 34 FEET; THENCE WESTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 145.12 FEET, THENCE SOUTHERLY TO A POINT ON THE CENTERLINE OF WEST 16TH AVENUE, A DISTANCE OF 6 FEET; THENCE WESTERLY ALONG THE SAID CENTERLINE TO A POINT ON THE EAST LINE OF MEADE STREET; THENCE NORTHERLY TO THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 4; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BLOCK 4 TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Overall Description of Area to be zoned U-TU-C

BLOCK 5 LOTS

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID PROPERTY ALSO LYING IN PIERSON'S ADDITION TO THE CITY OF DENVER AS RECORDED IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOTS 1-14 OF BLOCK 5 PIERSONS ADDITION, ALONG WITH THE SOUTH HALF OF VACATED 16TH AVENUE PER ORINANCE 86-1979.

PUD-G 21 Subarea descriptions

SUBAREA A

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 3, PIERSONS ADDITION; THENCE ALONG THE NORTH LINE AND ITS PROLONGATION THEREOF N89°48'05"E, A DISTANCE OF 284.00 FEET;

THENCE S00°19'08"E PARALLEL WITH THE WEST LINE OF SAID BLOCK 3, A DISTANCE OF 134.04 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON A LINE THAT IS 228.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 3; THENCE ALONG SAID PARALLEL LINE S89°47'18"W, A DISTANCE OF 210.00 FEET;

THENCE PARALLEL TO THE WEST LINE OF SAID BLOCK 3 S00°19'08"E, A DISTANCE OF 90.00 FEET TO A POINT ON A LINE THAT IS 138.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 3;
THENCE ALONG SAID PARALLEL LINE N89°47'18"E, A DISTANCE OF 210.00 FEET;
THENCE PARALLEL TO THE WEST LINE OF SAID BLOCK 3 N00°19'08"W, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,900 SQUARE FEET OR 0.434 ACRES, MORE OR LESS.

BASIS OF BEARINGS IS THE EAST LINE OF BLOCK 2 PIERSON'S ADDITION BEING N00°19'08" W BETWEEN THE FOUND 2.75' BY 4.0' OFFSET CROSSES AT THE NE AND SE ENDS OF THE BLOCK.

SUBAREA B

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 3, PIERSONS ADDITION; THENCE ALONG THE NORTH LINE AND ITS PROLONGATION THEREOF N89°48'05"E, A DISTANCE OF 284.00 FEET;
THENCE S00°19'08"E PARALLEL WITH THE WEST LINE OF SAID BLOCK 3, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE PARALLEL WITH THE SAID NORTH LINE OF BLOCK 3 S89°48'05"W, A DISTANCE OF 90.00 FEET;
THENCE S00°19'08"E, A DISTANCE OF 104.06 FEET TO A POINT ON A LINE THAT IS 228.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 3;
THENCE ALONG SAID PARALLEL LINE N89°47'18"E, A DISTANCE OF 90.00 FEET;
THENCE N00°19'08"W, A DISTANCE OF 104.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,365 SQUARE FEET OR 0.215 ACRES, MORE OR LESS.

BASIS OF BEARINGS IS THE EAST LINE OF BLOCK 2 PIERSON'S ADDITION BEING N00°19'08"W BETWEEN THE FOUND 2.75' BY 4.0' OFFSET CROSSES AT THE NE AND SE ENDS OF THE BLOCK.

SUBAREA C

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 3, PIERSONS ADDITION; THENCE ALONG THE WEST LINE OF SAID BLOCK 3 N00°12'42"W, A DISTANCE OF 138.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N00°19'08"W, A DISTANCE OF 224.11 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 3;
THENCE ALONG THE SAID NORTH LINE AND IT'S PROLONGATION THEREOF N89°48'05"E, A

DISTANCE OF 284.00 FEET;
THENCE S00°19'08"E, A DISTANCE OF 30.00 FEET;
THENCE PARALLEL WITH THE SAID NORTH LINE OF BLOCK 3 S89°48'05"W, A DISTANCE OF 90.00 FEET;
THENCE S00°19'08"E, A DISTANCE OF 104.06 FEET TO A POINT ON A LINE THAT IS 228.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 3;
THENCE ALONG SAID PARALLEL LINE S89°47'18"W, A DISTANCE OF 120.00 FEET;
THENCE S00°19'08"E, A DISTANCE OF 90.00 FEET;
THENCE S89°47'18"W, A DISTANCE OF 74.00 FEET TO THE WEST LINE OF SAID BLOCK 3, ALSO BEING THE POINT OF BEGINNING.

CONTAINING 35,372 SQUARE FEET OR 0.812 ACRES, MORE OR LESS.

BASIS OF BEARINGS IS THE EAST LINE OF BLOCK 2 PIERSON'S ADDITION BEING N00°19'08"W BETWEEN THE FOUND 2.75' BY 4.0' OFFSET CROSSES AT THE NE AND SE ENDS OF THE BLOCK.

SUBAREA D

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 3, PIERSONS ADDITION;

THENCE ALONG THE WEST LINE OF SAID BLOCK 3 N00°19'08"W, A DISTANCE OF 138.00 FEET;

THENCE N89°47'18"E PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 3, A DISTANCE OF 284.00 FEET;

THENCE S00°19'08"E, A DISTANCE OF 138.00 FEET TO THE SOUTH LINE OF SAID BLOCK 3;

THENCE ALONG SAID SOUTH LINE S89°47'18"W, A DISTANCE OF 284.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 39,192 SQUARE FEET OR 0.900 ACRES, MORE OR LESS.

BASIS OF BEARINGS IS THE EAST LINE OF BLOCK 2 PIERSON'S ADDITION BEING N00°19'08"W BETWEEN THE FOUND 2.75' BY 4.0' OFFSET CROSSES AT THE NE AND SE ENDS OF THE BLOCK.

SUBAREA E

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 4, PIERSONS ADDITION;

THENCE ALONG THE WEST LINE OF SAID BLOCK 4 N00°19'08"W, A DISTANCE OF 212.00 FEET;

THENCE N89°47'18"E, A DISTANCE OF 139.00 FEET;

THENCE S00°19'08"E, A DISTANCE OF 212.00 FEET TO THE SOUTH LINE OF SAID BLOCK 4;
THENCE ALONG SAID SOUTH LINE S89°47'18"W, A DISTANCE OF 139.00 FEET TO THE
POINT OF BEGINNING.

CONTAINING 29,468 SQUARE FEET OR 0.676 ACRES, MORE OR LESS.

BASIS OF BEARINGS IS THE EAST LINE OF BLOCK 2 PIERSON'S ADDITION BEING
N00°19'08"W BETWEEN THE FOUND 2.75' BY 4.0' OFFSET CROSSES AT THE NE AND SE
ENDS OF THE BLOCK.

SUBAREA F

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3
SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 3, PIERSONS ADDITION; THENCE
ALONG THE NORTH LINE AND ITS PROLONGATION THEREOF N89°48'05"E, A DISTANCE OF
284.00 FEET TO THE POINT OF BEGINNING;

THENCE N89°48'05"E, A DISTANCE OF 315.02 FEET TO THE NORTHEAST CORNER OF SAID
BLOCK 4, PIERSONS'S ADDITION;
THENCE ALONG THE EAST LINE AND ITS PROLONGATION THEREOF OF SAID BLOCK 4
S00°18'22"E, A DISTANCE OF 395.97 FEET TO A POINT ON A LINE THAT IS 34.00 FEET
SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 4;
THENCE ALONG SAID LINE S89°47'18"W, A DISTANCE OF 145.12 FEET TO THE EASTERLY
LINE OF VACATED NORTH HALF OF 16TH AVENUE;
THENCE ALONG SAID LINE S00°19'08"E, A DISTANCE OF 6.00 FEET TO THE SOUTH LINE OF
VACATED NORTH 16TH AVENUE;
THENCE ALONG SAID EASTERLY LINE S89°47'18"W, A DISTANCE OF 124.81 FEET TO THE
SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID BLOCK 4;
THENCE ALONG SAID PROLONGATION N00°19'08"W, A DISTANCE OF 40.00 FEET TO THE
SOUTHWEST CORNER OF SAID BLOCK 4;
THENCE ALONG THE SOUTH LINE OF SAID BLOCK 4 N89°47'18"E, A DISTANCE OF 139.00
FEET;
THENCE N00°19'08"W, A DISTANCE OF 212.00 FEET;
THENCE S89°47'18"W, A DISTANCE OF 139.00 FEET;
THENCE S00°18'01"E, A DISTANCE OF 212.00 FEET TO THE SOUTHWEST CORNER OF SAID
BLOCK 4;
THENCE S89°47'18"W, A DISTANCE OF 45.00 FEET;
THENCE N00°19'08"W, A DISTANCE OF 362.04 FEET TO THE POINT OF BEGINNING.
CONTAINING 94,476 SQUARE FEET OR 2.169 ACRES, MORE OR LESS.

BASIS OF BEARINGS IS THE EAST LINE OF BLOCK 2 PIERSON'S ADDITION BEING
N00°19'08"W BETWEEN THE FOUND 2.75' BY 4.0' OFFSET CROSSES AT THE NE AND SE
ENDS OF THE BLOCK.

