

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2023

COUNCIL BILL NO. CB23-1569  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for multiple properties in the City and County of Denver.**

**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 OS-A 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 OS-B; OS-C; E-SU-D; E-SU-D1x; E-RH-2.5; M-RX-5; C-RX-8, UO-3; U-MX-3, UO-1, UO-2; E-MX-3; C-MS-8; I-MX-3; R-1; C-MU-30 with waivers, UO-1; C-MU-30 with waivers, UO-1, AIO; C-MU-20 with waivers; OS-A and O-1 with waivers; R-2-A with waivers; PUD 252; and PUD 319;.

b. It is proposed that the land area hereinafter described be changed to OS-A.

**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 OS-B; OS-C; E-SU-D; E-SU-D1x; E-RH-2.5; M-RX-5; C-RX-8, UO-3; U-MX-3, UO-1, UO-2; E-MX-3; C-MS-8; I-MX-3; R-1; C-MU-30 with waivers, UO-1; C-MU-30 with waivers, UO-1, AIO; C-MU-20 with waivers; OS-A and O-1 with waivers; R-2-A with waivers; PUD 252; and PUD 319 to OS-A:

**Unnamed 4400 Pearl Street Park**

A parcel of land located in the Southeast Quarter of the Northeast Quarter Section 22, Township 3 South, Range 68 West of the 6<sup>TH</sup> P.M., said parcel also being a portion of Lots 1 through 9, Block 4, of Garden Place as shown on the official city survey on record at Book 24, Page 2, City Engineer’s Office, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the Northwest corner of said Lot 9; Thence S 89°54’28” E, along the North line of said Lot 9, a distance of 107.80 feet; Thence S 0°59’42” E, departing said North line, a distance of 145.00 feet; Thence S 57°04’39” W, a distance of 94.30 feet; Thence S 64°00’04” W, a distance of 35.36 feet to a point on the East right-of-way line of Pearl Street; Thence N 0°10’09” E, along said East right-of-way line, a distance of 211.91 feet to the Point of Beginning.

**Bear Valley Park (Duke Parcel)**

1 A parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 36, Township  
2 4 South, Range 69 West of the 6<sup>TH</sup> P.M., City and County of Denver, State of Colorado, being more  
3 particularly described as follows:

4 Bearings contained herein are based upon the assumption that the South line of Section 36,  
5 Township 4 South, Range 69 West of the 6<sup>th</sup> P.M. bears S89°52'16"W between an existing 3 1/4"  
6 aluminum cap monument stamped CDOT PLS 13258 at the Southeast corner of Section 36 and an  
7 existing 3 1/4" aluminum cap monument stamped PLS 19591 at the Southwest corner of Section 36;

8 Commencing at the Southeast corner of said Section 36; Thence S89°52'16"W along the South line  
9 of the Southeast Quarter of the Southeast Quarter of said Section 36 a distance of 1320.80 feet to  
10 the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 36; Thence  
11 N00°09'33"W along the West line of said Southeast Quarter of the Southeast Quarter a distance of  
12 645.17 feet to a point on the Southeasterly right-of-way line of West Bear Creek Drive; Thence  
13 continuing along said Southeasterly right-of-way line of West Bear Creek Drive and along a curve to  
14 the left having a radius of 340.00 feet, a chord bearing of N45°14'18"E, a chord distance of 47.17  
15 feet; Thence along the arc of said curve a distance of 47.21 feet to the Point of Beginning; Thence  
16 continuing along said Southeasterly right-of-way line of West Bear Creek Drive and along a curve to  
17 the left, having a radius of 340.00 feet, a chord bearing of N39°15'00"E, a chord distance of 23.85  
18 feet; Thence along the arc of said curve a distance of 23.86 feet; Thence N37°14'23"E a distance of  
19 78.04 feet to a point on a curve to the left, having a radius of 190.98 feet, a chord bearing of  
20 N29°49'53"E, a chord distance of 49.25 feet; Thence along the arc of said curve a distance of 49.39  
21 feet; Thence departing said Southeasterly right-of-way line of West Bear Creek Drive S69°06'38"E  
22 a distance of 330.89 feet to the Northwest corner of Colorado Department of Transportation (CDOT)  
23 right-of-way for U.S. Highways 95 and 285; Thence S00°24'07"E along the Westerly line of said  
24 CDOT right-of-way a distance of 109.16 feet to the Northeast corner of a City and County of Denver  
25 parcel recorded as Reception No. 2003238692; Thence N73°03'24"W along the Northerly line of  
26 said City and County of Denver parcel a distance of 199.60 feet; Thence along a curve to the left,  
27 having a radius of 950.00 feet, a chord bearing of N75°55'12"W, a chord distance of 94.91 feet;  
28 Thence along the arc of said curve a distance of 94.95 feet; Thence N78°47'00"W a distance of  
29 115.94 feet to the Point of Beginning.

30 **Carla Madison Recreation Center**

31 A tract of land in the SW1/4 SW1/4 of Section 36, Township 3 South, Range 68 West, of the 6<sup>TH</sup>  
32 P.M, including parts of Lots 9 to 19, Block 18 and part of Block 19, State Addition (Blocks 16 to 19,  
33 inclusive) and part of Josephine Street as vacated by Ordinance No. 115 Series of 1925, City and  
34 County of Denver, State of Colorado, more particularly described as follows:

35 Commencing at the Southwest corner of said Section 36; Thence North 89°46'03" East, along the  
36 South line of said Section 36 a distance of 96.96 feet to a point on the North line of Colfax Avenue  
37 as shown on said plat of State Addition; Thence North 77°59'04" East along said North line of Colfax  
38 Avenue a distance of 121.16 feet to a point on the East right-of-way line of Josephine Street as  
39 described in Order and Judgement Civil Action No. B-8708 and Ordinance No. 138 Series of 1957,  
40 said point being the Point of Beginning; Thence along said East right-of-way line the following 4  
41 (four) courses:

- 42 1) Thence North 0°21'27" West, a distance of 75.00 feet;
- 43 2) Thence North 21°13'15" West, a distance of 53.25 feet;
- 44 3) Thence North 21°24'35" West, a distance of 213.45 feet;
- 45 4) Thence North 5°11'47" West, a distance of 130.49 feet to a point on the South line of 16<sup>th</sup>  
46 Avenue;

47 Thence North 89°46'03" East, along said South line of 16<sup>th</sup> Avenue, a distance of 338.90 feet; Thence  
48 South 0°21'27" East, a distance of 427.81 feet to a point on said North line of Colfax Avenue; Thence

1 South 89°32'18" West, along said North line of Colfax Avenue, a distance of 110.06 feet; Thence  
2 South 77°57'48" West, continuing along said North line, a distance of 125.09 feet to the Point of  
3 Beginning.

4 **City of Karmiel Park Rezoning**

5 A parcel of land located in the SE1/4 of Section 12, Township 4 South, Range 68 West, of the 6<sup>th</sup>  
6 Principal Meridian, City and County of Denver, State of Colorado, being more particularly described  
7 as follows:

8 Beginning at a point on the South line of said SE1/4 of Section 12 that is 130 feet Northeasterly by  
9 perpendicular measurement from the centerline of the Official Channel of Cherry Creek; Thence  
10 Northwesterly and parallel with said centerline to the Southerly extension of the East line of vacated  
11 South Steele Street; Thence Southerly along said extended East line to a point that is 70 feet  
12 Northeasterly by perpendicular measurement from the centerline of the Official Channel of Cherry  
13 Creek; Thence Southerly and parallel with said centerline to the South line of said SE1/4 of Section  
14 12; Thence Easterly along said South line to the Point of Beginning.

15 **City of Takayama Park Rezoning**

16 That part of Cherry Creek North Drive, dedicated by Ordinance No.108, Series of 1954, the Official  
17 Channel of Cherry Creek established by Ordinance No. 3, Series of 1934, and of the SE1/4 of the  
18 NE1/4 of Section 13, Township 4 South, Range 68 West, of the 6<sup>th</sup> Principal Meridian, City and  
19 County of Denver, State of Colorado, located within the boundaries described as follows:

20 Beginning at a point on the North line of the NE1/4 of said Section 13, said point being 130 feet  
21 Northeasterly by perpendicular measurement to the centerline of the Official Channel of Cherry  
22 Creek; Thence Southeasterly on a line parallel with said centerline to a point of curve;  
23 Thence Southeasterly on said curve convex to the Southwest, having a radius of 403.9 feet and a  
24 central angle of 47°03', 331.67 feet to a point of tangency; Thence East on said tangent 138 feet,  
25 more or less, to a point 76 feet West of the East line of the said SE1/4 of the NE1/4 of Section 13;  
26 Thence Southerly on a line parallel with the said East line to a point 70 feet Northeasterly of by  
27 perpendicular measurement to the centerline of the Official Channel of Cherry Creek; Thence  
28 Northwesterly on a line parallel with the said centerline to the North line of said Section 13; Thence  
29 East on said North line to the Point of Beginning.

30 **Four Mile Historic Park**

31 A parcel of land situated in the Southeast quarter of Section 18, Township 4 South, Range 67 West,  
32 of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly  
33 described as follows:

34 Beginning at the Northwest corner of the Northeast quarter of the Southeast quarter of said Section  
35 18, Thence S 0°16'15" W, along the West line of the Northeast quarter of the Southeast quarter of  
36 said Section 18, 30.00 feet; Thence N 90°00'00" E, along a line being 30.00 feet South of and  
37 parallel with the North line of the Northeast quarter of the Southeast quarter of said Section 18,  
38 301.58 feet to the West right-of-way of South Flamingo Court as described by a 30 foot parcel  
39 deeded to the City and County of Denver in Book 8213, Page 239 on July 16, 1958; Thence S  
40 0°13'43" W, along said right-of-way of South Flamingo Court, 628.70 feet to the Northeast corner of  
41 Block 19 of Virginia Vale Filing No.2; Thence S 89°59'50" W, along the North line of said Block 19,  
42 302.04 feet to the West line of the East half of the Southeast quarter of said Section 18 and the West  
43 boundary of said Virginia Vale Filing No. 2; Thence S 0°16'15" W, along the West line of the East  
44 half of the Southeast quarter of said Section 18 and said West boundary of Virginia Vale Filing No.  
45 2, 127.73 feet to the Western most corner of Lot 1, Block 20 of said Virginia Vale Filing No. 2, also  
46 being on the Northeasterly line of the Official Channel of Cherry Creek as described by Ordinance  
47 No. 45 of 1935 also being a point on a curve; Thence along said Northeasterly line of the Official

1 Channel of Cherry Creek on a curve to the left having a central angle of 32°24'03", a radius of  
2 2110.08 feet, an arc length of 1193.25 feet and a chord bearing N 48°05'51" W, 1177.42 feet to the  
3 North line of the Northwest quarter of the Southeast quarter of said Section 18; Thence N 89°59'42"  
4 E along the North line of the Northwest quarter of the Southeast quarter of said Section 18, 880.05  
5 feet to the Point of Beginning.

6 **Gateway Landing Park**

7 Lot 1, Block 3,  
8 Gateway Landing Subdivision,  
9 City and County of Denver,  
10 State of Colorado and  
11 Tract A, Block 3,  
12 Gateway Landing Subdivision,  
13 City and County of Denver,  
14 State of Colorado.

15 **High Point Park**

16 A parcel of land being a portion of Zone Lot A of the parcel split recorded at Reception No.  
17 2022066075 which is a parcel split of Lot 1, Block 1, High Point Subdivision Filing No.2 recorded at  
18 Reception No. 2019138651, located in the West half of Section 3, Township 3 South, Range 66  
19 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more  
20 particularly described as follows:

21 Commencing at the Center quarter corner of said Section 3, Thence S 89°32'04" W, a distance of  
22 42.01 feet to a point on the Westerly right-of-way line of Dunkirk Street also being the Easterly line  
23 of said Lot 1 and the Point of Beginning; Thence along said Westerly right-of-way line, S 0°39'14"  
24 W, a distance of 108.84 feet; Thence along the Southerly line of said Zone Lot A, the following three  
25 (3) courses:

- 26 1) N 89°20'33" W, a distance of 391.06 feet to a point of curvature;
- 27 2) Thence 91.31 feet along the arc of a curve to the right having a radius of 150.00 feet, a central  
28 angle of 34°52'41", and a chord which bears N 71°54'12" W, a distance of 89.91 feet;
- 29 3) Thence along a non-tangent line, S 36°51'36" W, a distance of 50.04 feet;

30 Thence N 53°08'24" W, a distance of 340.97 feet to a point on the Southerly right-of-way line of High  
31 Point Boulevard also being the Northerly line of said Lot 1; Thence along said Southerly right-of-way  
32 line the following three (3) courses:

- 33 1) N 36°51'36" E, a distance of 170.72 feet to a point of curvature;
- 34 2) Thence 648.50 feet along the arc of a curve to the right having a radius of 694.00 feet, a  
35 central angle of 53°32'22", and a chord which bears N 63°37'47" E, a distance of 625.16 feet  
36 to a point of curvature;
- 37 3) Thence 195.28 feet along the arc of a curve to the right having a radius of 125.00 feet, a  
38 central angle of 89°30'30", and a chord which bears S 44°04'41" E, a distance of 176.02 feet  
39 to a point on the Westerly right-of-way line of Dunkirk Street also being the Easterly line of  
40 said Lot 1; Thence along said Westerly right-of-way line S 0°40'12" W, a distance of 375.93  
41 feet to the Point of Beginning.

42 Bearings are based on the Southerly line of the Northwest quarter of Section 3, Township 3 South,  
43 Range 66 West of the Sixth Principal Meridian, assumed to bear N 89°32'04" E and being  
44 monumented by a found 3-1/4" aluminum cap in range box PLS #27278 at the West quarter corner  
45 and a found 3-1/4" aluminum cap PLS #36580 at the Center quarter corner.

1 **Highline Canal Maxwell and 56th**

2 A parcel of land located in the Northwest Quarter of Section 14, Township 3 South, Range 66 West  
3 of the Sixth Principal Meridian, in the City and County of Denver, State of Colorado, more particularly  
4 described as follows:

5 Commencing at the Northwest corner of said Section 14, whence the North quarter corner of said  
6 Section 14 bears N 89°56'40" E, 2653.45 feet, and all bearings are made as a reference hereon;  
7 Thence S 40°41'59" E, 39.54 feet to the Southerly right-of-way of East 56<sup>th</sup> Avenue and the True  
8 Point of Beginning, said Southerly right-of-way being parallel with and distant 30.00 feet Southerly,  
9 measured at right angles from the North line of the Northwest quarter of said Section 14; Thence  
10 along said Southerly right-of-way, N 89°56'40" E, 143.31 feet; Thence leaving said Southerly right-  
11 of-way, S 0°00'00" W, 192.55 feet to the beginning of a tangent curve concave Northeasterly having  
12 a radius of 231.69 feet; Thence Southeasterly along said curve 203.07 feet through a central angle  
13 of 50°13'05"; Thence tangent to said curve, S 50°13'05" E, 162.64 feet to the beginning of a tangent  
14 curve concave Westerly having a radius of 578.31 feet; Thence Southerly along said curve 665.55  
15 feet through a central angle of 65°56'21"; Thence tangent to said curve, S 15°43'16" W, 139.00 feet;  
16 Thence N 74°16'44" W, 143.31 feet; Thence N 15°43'16" E, 139.00 feet to the beginning of a tangent  
17 curve concave Westerly having a radius of 435.00 feet; Thence Northerly along said curve 500.62  
18 feet through a central angle of 65°56'21"; Thence tangent to said curve, N 50°13'05" W, 162.64 feet  
19 to the beginning of a tangent curve concave Northeasterly having a radius of 375.00 feet; Thence  
20 Northwesterly along said curve 328.68 feet through a central angle of 50°13'05"; Thence tangent to  
21 said curve, N 0°00'00" E, 192.41 feet to the True Point of Beginning.

22 **Jacobs Park Rezoning Parcel**

23 A parcel of land being a part of the Northeast one-quarter of the Northeast one-quarter (NE1/4  
24 NE1/4) of Section 20, Township 4 South, Range 67 West of the 6<sup>th</sup> Principal Meridian, City and  
25 County of Denver, State of Colorado, being more particularly described as follows:

26 Commencing at the Northeast corner of the Northeast one-quarter of the Northeast one-quarter  
27 (NE1/4 NE1/4) of said Section 20; Thence Westerly along the North line of said Northeast one-  
28 quarter of the Northeast one-quarter (NE1/4 NE1/4) of Section 20, a distance of 60.00 feet to the  
29 True Point of Beginning, said point being 60.00 feet West of and parallel with the East line of said  
30 Northeast one-quarter of the Northeast one-quarter (NE1/4 NE1/4) of Section 20; Thence on a  
31 deflection angle to the left of 91°30'49", a distance of 320.11 feet to a point on the North right-of-way  
32 line of Mississippi Avenue; Thence along said North right-of-way line the following four (4) courses:

- 33 1. Thence on a deflection angle to the right of 91°30'55" a distance of 609.68 feet to a point of  
34 curve;
- 35 2. Thence along the arc of a curve to the right, having a central angle of 45°00'00", a radius of  
36 290.00 feet and an arc length of 227.77 feet to a point of tangent;
- 37 3. Thence along said tangent a distance of 229.88 feet to a point of curve;
- 38 4. Thence along the arc of a curve to the left, having a central angle of 21°05'26", a radius of  
39 350.00 feet and an arc length of 128.83 feet to a point of intersection with said North line of  
40 the Northeast one-quarter of the Northeast one-quarter (NE1/4 NE1/4) of Section 20;

41  
42 Thence East, along said North line of the Northeast one-quarter of the Northeast one-quarter (NE1/4  
43 NE1/4) of Section 20, a distance of 1074.46 feet to the True Point of Beginning.

44 **Martinez Park Addition**

45 The East one-half (1/2) of South two-fifths (2/5) of Lot Sixteen (16)

1 except West Ten (10) feet and except South 125 feet thereof in  
2 Smedley's Subdivision,  
3 City and County of Denver,  
4 State of Colorado.

5 **Montclair Recreation Center Park**

6 A parcel of land being a part of Lot 1 and all of Lot 2, Block 11, Lowry Filing No. 9, City and County  
7 of Denver, State of Colorado, more particularly described as follows:

8 Commencing at the Southwest corner of said Lot 1; Thence S89°57'23"E, along the South line of  
9 said Lot 1, a distance of 120.00 feet to the Point of Beginning; Thence N0°02'37"E, parallel with and  
10 120.00 feet East of the Westerly line of said Lot 1, a distance of 459.50 feet; Thence S89°57'23"E,  
11 a distance of 180.00 feet; Thence N0°02'37"E, a distance of 45.00 feet; Thence N33°42'44"E, a  
12 distance of 109.84 feet to a point on a curve on the Southwesterly line of Tract H (proposed 8<sup>th</sup> Ave)  
13 of said Lowry Filing No. 9; Thence along said Southwesterly line of Tract H (proposed 8<sup>th</sup> Ave) and  
14 along the arc of a non-tangent curve to the left having a central angle of 19°51'14", a radius of 498.00  
15 feet, an arc length of 172.57 feet and whose chord bears S66°12'53"E, a distance of 171.70 feet to  
16 the most Northerly Northwest corner of Tract F of said Lowry Filing No. 9; Thence S52°00'22"E,  
17 along the Westerly line of said Tract F, a distance of 72.57; Thence S6°12'49"E, continuing along  
18 said Westerly line of Tract F, a distance of 453.62 feet to the most Northerly Southeast corner of  
19 said Lot 2; Thence along the Southerly lines of said Lots 1 and 2 the following three (3) courses;

- 20 1. Thence S38°47'11"W, a distance of 34.65 feet to a point of non-tangent curve;
- 21 2. Thence along the arc of a non-tangent curve to the right having a central angle of 6°24'00", a  
22 radius of 676.00 feet, an arc length of 75.71 feet, and whose chord bears S86°50'37"W, a  
23 distance of 75.47 feet;
- 24 3. Thence N89°57'23"W, a distance of 407.70 feet to the Point of Beginning.

25 Bearings are based on the South line of the Southwest quarter of Section 4, T 4 S, R 67 W of  
26 the 6<sup>th</sup> P.M. being N89°57'23"W, the terminus points are monumented by a 3 ¼ " aluminum cap in  
27 a range box marked "BRW INC PLS 20683".

28 **Northfield Athletic Complex**

29 **Parcel 2:**

30 A parcel of land located in the West half of Section 15, Township 3 South, Range 67 West of the 6<sup>TH</sup>  
31 P.M., City and County of Denver, State of Colorado, more particularly described as follows:

32 Commencing at the Northwest corner of said Section 15; Thence South 85°30'51" East, a distance  
33 of 1247.43 feet to the Northwest corner of Parcel F described at Reception No. 2013099636 in the  
34 Clerk and Recorder's office of said City and County of Denver, also being a point on the Easterly  
35 line of Stapleton Filing No. 41 recorded at Reception No. 2014008209 in said Clerk and Recorder's  
36 Office and a point on the Southerly line of TK-10C (LA-10C) described at Reception No. 2010075685  
37 in said Clerk and Recorder's Office and the Point of Beginning;

38 Thence North 89°29'45" East, along said Southerly line of TK-10C (LA-10C) described at Reception  
39 No. 2010075685, a distance of 462.27 feet; Thence South 0°30'15" East, along a North – South line  
40 in said Southerly line of TK-10C (LA-10C) described at Reception No. 2010075685, a distance of  
41 32.50 feet; Thence North 89°29'45" East, along said Southerly line of TK-10C (LA-10C) described  
42 at Reception No. 2010075685, along the Southerly line of TK-10D (LA-10D) described at said  
43 Reception No. 2010075685 and along the Southerly line of TK-10E (LA-10E) described at Reception  
44 No. 2010075691 in said Clerk and Recorder's Office, a distance of 836.22 feet; Thence South  
45 0°41'59" East, parallel with and 72.00 feet West of the East line of said West half of Section 15, a

- 1 distance of 415.00 feet to the most Northeasterly corner of that certain parcel of land described at  
2 Reception No. 2019097643 in said Clerk and Recorder's Office; Thence along the boundary of said  
3 parcel described at Reception No. 2019097643 the following 22 (twenty two) courses:
- 4 1. Thence South  $0^{\circ}41'59''$  East, parallel with and 72.00 feet West of said East line, a distance of  
5 614.52 feet;
  - 6 2. Thence North  $89^{\circ}18'01''$  East, a distance of 13.00 feet to the Northwest corner of Tract P in  
7 Stapleton Filing No.47;
  - 8 3. Thence South  $0^{\circ}41'59''$  East, a distance of 1264.00 feet to a point of curve;
  - 9 4. Thence along the arc of a curve to the right having a radius of 392.00 feet, a central angle of  
10  $15^{\circ}47'59''$ , an arc length of 108.10 feet and whose chord bears South  $7^{\circ}12'01''$  West, a  
11 distance of 107.75 feet;
  - 12 5. Thence South  $15^{\circ}06'00''$  West, a distance of 346.00 feet to a point of curve;
  - 13 6. Thence along the arc of a curve to the right having a radius of 24.00 feet, a central angle of  
14  $52^{\circ}06'31''$ , an arc length of 21.83 feet and whose chord bears South  $41^{\circ}09'15''$  West, a  
15 distance of 21.08 feet to a point of non-tangent compound curve;
  - 16 7. Thence along the arc of a compound curve to the right having a radius of 969.50 feet, a central  
17 angle of  $7^{\circ}38'39''$ , an arc length of 129.35 feet and whose chord bears North  $69^{\circ}51'26''$  West,  
18 a distance of 129.25 feet;
  - 19 8. Thence North  $66^{\circ}02'07''$  West, a distance of 283.95 feet to a point of curve;
  - 20 9. Thence along the arc of a curve to the left having a radius of 2030.50 feet, a central angle of  
21  $3^{\circ}55'33''$ , an arc length of 139.12 feet and whose chord bears North  $67^{\circ}59'53''$  West, a  
22 distance of 139.10 feet to a point of non-tangent reverse curve;
  - 23 10. Thence along the arc of a reverse curve to the right having a radius of 24.00 feet, a central  
24 angle of  $28^{\circ}07'27''$ , an arc length of 11.78 feet and whose chord bears North  $3^{\circ}00'06''$  East,  
25 a distance of 11.66 feet;
  - 26 11. Thence North  $17^{\circ}03'49''$  East, a distance of 311.26 feet to a point of curve;
  - 27 12. Thence along the arc of a curve to the left having a radius of 517.00 feet, a central angle of  
28  $20^{\circ}39'28''$ , an arc length of 186.40 feet and whose chord bears North  $6^{\circ}44'05''$  East, a distance  
29 of 185.40 feet;
  - 30 13. Thence North  $3^{\circ}35'39''$  West, a distance of 252.22 feet to a point of curve;
  - 31 14. Thence along the arc of a curve to the left having a radius of 367.00 feet, a central angle of  
32  $74^{\circ}16'03''$ , an arc length of 475.71 feet and whose chord bears North  $40^{\circ}43'40''$  West, a  
33 distance of 443.10 feet;
  - 34 15. Thence North  $77^{\circ}51'42''$  West, a distance of 445.26 feet to a point of curve;
  - 35 16. Thence along the arc of a curve to the right having a radius of 983.00 feet, a central angle of  
36  $11^{\circ}56'37''$ , an arc length of 204.91 feet and whose chord bears North  $71^{\circ}53'23''$  West, a  
37 distance of 204.54 feet;
  - 38 17. Thence North  $65^{\circ}55'05''$  West, a distance of 110.00 feet to a point of curve;
  - 39 18. Thence along the arc of a curve to the left having a radius of 717.00 feet, a central angle of  
40  $24^{\circ}04'55''$ , an arc length of 301.36 feet and whose chord bears North  $77^{\circ}57'32''$  West, a  
41 distance of 299.15 feet;
  - 42 19. Thence North  $90^{\circ}00'00''$  West, a distance of 169.76 feet to a point of curve;

- 1 20. Thence along the arc of a curve to the left having a radius of 517.00 feet, a central angle of
- 2 19°17'35", an arc length of 174.09 feet and whose chord bears South 80°21'13" West, a
- 3 distance of 173.27 feet;
- 4 21. Thence South 70°42'25" West, a distance of 74.98 feet;
- 5 22. Thence North 21°28'40" West, a distance of 74.65 feet to the Southwest corner of said Parcel
- 6 No.1 described at Reception No. 2015003588;
- 7 Thence along the boundary of said Parcel No. 1 described at Reception No. 2015003588 the
- 8 following 8 (eight) courses:
  - 9 1. Thence North 21°28'40" West, a distance of 250.72 feet, to the Southwest corner of Lot 1,
  - 10 Block 1 Stapleton Filing No. 41 and a point of non-tangent curve;
  - 11 2. Thence along the arc of a curve to the left having a radius of 1422.00 feet, a central angle
  - 12 of 12°21'31", an arc length of 306.72 feet and whose chord bears North 63°35'08" East, a
  - 13 distance of 306.13 feet to a point of reverse curve;
  - 14 3. Thence along the arc of a reverse curve to the right having a radius of 439.51 feet, a central
  - 15 angle of 50°12'26", an arc length of 385.13 feet and whose chord bears North 82°26'51"
  - 16 East, a distance of 372.93 feet;
  - 17 4. Thence South 71°40'20" East, a distance of 143.00 feet to a point of non-tangent curve;
  - 18 5. Thence along the arc of a curve to the left having a radius of 111.50 feet, a central angle of
  - 19 82°33'17", an arc length of 160.65 feet and whose chord bears North 65°45'37" East, a
  - 20 distance of 147.11 feet to a point of compound curve;
  - 21 6. Thence along the arc of a compound curve to the left having a radius of 1395.27 feet, a
  - 22 central angle of 24°39'27", an arc length of 600.46 feet and whose chord bears North
  - 23 11°22'55" East, a distance of 595.84 feet;
  - 24 7. Thence North 0°41'03" East, a distance of 53.68 feet;
  - 25 8. Thence North 0°00'54" East, a distance of 126.41 feet to the Point of Beginning.

26 **Platte Farm Open Space Rezoning**

27 PARCEL 1:  
 28 4987 Grant Street  
 29 Lots 43 through 48 inclusive,  
 30 Block 2,  
 31 Plattefarm,  
 32 City and County of Denver,  
 33 State of Colorado.

34 PARCEL 2:  
 35 5060 Logan Street & 401 E 50<sup>th</sup> Avenue  
 36 A parcel of land located in the S ½ NE ¼ SE ¼ of Section 15, Township 3 South, Range 68  
 37 West of the 6<sup>TH</sup> Principal Meridian, more particularly described as follows:  
 38 A parcel of land lying South of the Southerly right-of-way of 51<sup>st</sup> Avenue, North of the  
 39 centerline of 50<sup>th</sup> Avenue, East of the East right-of-way of Logan Street as shown on the plat  
 40 of Kings Subdivision a plat on file and recorded in the Office of the Denver County Clerk and  
 41 Recorder, and lying West of the Burlington Northern Railroad right-of-way,  
 42 Except the following parcels:  
 43 Except a parcel as described in warranty deed to Elizabeth A. Wilson recorded June 23, 1961  
 44 in Book 8693 at Page 290.



1 Except a parcel as described in warranty deed to Public Service Company of Colorado  
2 recorded September 29, 1960 in Book 8575 at Page 154.  
3 Except a parcel as described in personal representative's deed recorded September 22, 1994  
4 at Reception No. 9400145283, which is the North 87.00 feet thereof.  
5 All lying within the  
6 City and County of Denver,  
7 State of Colorado.

8 **Southwest Autopark Park**

9 Tract D,  
10 Block 1,  
11 Quincy Shores / Southwest Autopark  
12 excepting that portion of Tract D that was dedicated as part of South Balsam Way as described in  
13 Ordinance No. 839 Series of 1991,  
14 City and County of Denver,  
15 State of Colorado.

16 **Unnamed Sun Valley Park**

17 Tract A,  
18 Sun Valley Homes Third Filing,  
19 City and County of Denver,  
20 State of Colorado.

21 **Site 1: Green Valley Ranch Town Center Park**

22 A parcel of land being a portion of the Southwest Quarter of Section 15, Township 3 South, Range  
23 66 West of the Sixth Principal Meridian, in the City and County of Denver, State of Colorado, more  
24 particularly described as follows:

25 Commencing at the South Quarter corner of said Section 15, whence the Southwest corner of  
26 Section 15 bears S89°31'36"W, with all bearings herein being referenced to this line;  
27 Thence N58°55'14"W 1186.49 feet to a point on the Northerly right-of-way of Argonne Way as shown  
28 on the plat of Green Valley Ranch Filing No. 38, recorded at Reception No. 2004057233 in the Office  
29 of the Clerk and Recorder of said County and the beginning of a non-tangent curve concave  
30 Northerly having a radius of 636.00 feet, the radius point of said curve bears N14°16'18"W;  
31 Thence along said Northerly right-of-way the following 8 courses:

- 32 1. Westerly along said curve through a central angle of 13°47'54" an arc length of 153.17 feet;
- 33 2. S89°31'36"W 102.26 feet;
- 34 3. S00°28'24"E 4.00 feet;
- 35 4. S89°31'36"W 383.31 feet to the beginning of a tangent curve concave Northeasterly having  
36 a radius of 68.00 feet;
- 37 5. Northwesterly along said curve through a central angle of 40°06'59" an arc length of 47.61  
38 feet;
- 39 6. Tangent to said curve, N50°21'25"W 284.90 feet to the beginning of a tangent curve concave  
40 Southwesterly having a radius of 132.00 feet;
- 41 7. Northwesterly along said curve through a central angle of 5°26'08" an arc length of 12.52 feet  
42 to the beginning of a reverse curve concave Easterly having a radius of 15.00 feet;
- 43 8. Northerly along said curve through a central angle of 37°26'22" an arc length of 9.80 feet to  
44 the Easterly right-of-way of Argonne Street, as shown on the plat of Green Valley Ranch Filing  
45 No. 44, recorded at Reception No. 2002154457 in said Office of the Clerk and Recorder and  
46 the Point of Beginning;

47 Thence along said Easterly right-of-way the following 11 courses:

1. Continuing Northerly along said curve through a central angle of 33°54'50" an arc length of 8.88 feet;
2. N15°33'39"E 41.67 feet to the beginning of a tangent curve concave Westerly having a radius of 132.00 feet;
3. Northerly along said curve through a central angle of 15°49'07" an arc length of 36.44 feet;
4. Tangent to said curve, N00°15'28"W 283.30 feet;
5. N89°44'32"E 4.00 feet;
6. N00°15'29"W 182.66 feet to the beginning of a tangent curve concave Easterly having a radius of 4,946.00 feet;
7. Northerly along said curve through a central angle of 00°23'45" an arc length of 34.29 feet;
8. Tangent to said curve, N00°08'16"E 474.66 feet to the beginning of a tangent curve concave Westerly having a radius of 5,036.00 feet;
9. Northerly along said curve through a central angle of 00°08'19" an arc length of 12.17 feet;
10. Tangent to said curve, N00°00'02"W 178.96 feet to the beginning of a tangent curve concave Southeasterly having a radius of 15.00 feet;
11. Northeasterly along said curve through a central angle of 90°00'00" an arc length of 23.56 feet to the Southerly right-of-way of 51<sup>st</sup> Street, as shown on the plat of Green Valley Ranch Filing No. 37, recorded at Reception No. 2003004077 in said Office of the Clerk and Recorder;

Thence along said Southerly right-of-way and the Westerly right-of-way of Cathay Street shown on said plat of Green Valley Ranch Filing No. 38, the following 2 courses:

1. Tangent to said curve, N89°59'58"E 623.58 feet to the beginning of a tangent curve concave Southwesterly having a radius of 744.00 feet;
2. Southeasterly along said curve through a central angle of 88°38'30" an arc length of 1,151.03 feet;

Thence departing said right-of-way and non-tangent to said curve S90°00'00"W 212.97 feet to the Northerly boundary of that parcel of land described in the document recorded at Reception No. 2003139755 in said Office of the Clerk and Recorder and the beginning of a non-tangent curve concave Northerly having a radius of 241.00 feet, the radius point of said curve bears N08°15'36"E; Thence along Northerly and Westerly boundary of said parcel the following 8 courses:

1. Northwesterly along said curve through a central angle of 60°00'09" an arc length of 252.39 feet;
2. Non-tangent to said curve N90°00'00"W 183.92 feet;
3. S47°08'09"W 52.13 feet;
4. S25°09'29"W 123.63 feet;
5. S09°52'05"E 207.90 feet;
6. S06°39'19"W 77.05 feet;
7. S55°03'19"W 116.42 feet;
8. S00°29'03"E 75.05 feet;

Thence departing said Westerly boundary S89°31'36"W 21.02 feet; Thence N00°28'24"W 22.67 feet; Thence N89°51'40"W 53.62 feet; Thence N30°08'54"W 108.56 feet; Thence N50°59'58"E 76.73 feet; Thence N59°16'42"E 45.89 feet; Thence N32°29'43"E 27.36 feet; Thence N00°25'39"E 22.99 feet; Thence N14°11'34"W 119.81 feet; Thence N05°53'18"W 106.33 feet; Thence N05°07'34"E 31.82 feet; Thence N17°09'46"E 21.31 feet; Thence N39°56'23"E 33.39 feet; Thence N09°32'51"E 10.42 feet; Thence N47°30'59"W 10.02 feet; Thence N54°27'39"W 48.36 feet; Thence N75°58'34"W 28.96 feet; Thence S72°06'42"W 63.09 feet; Thence S73°57'00"W 153.28 feet; Thence S68°35'00"W 79.58 feet; Thence S71°01'06"W 51.16 feet; Thence S45°47'25"W 35.25 feet; Thence S25°56'40"W 46.18 feet; Thence S15°08'01"W 48.50 feet; Thence S32°03'39"W 42.59 feet; Thence S20°10'57"W 64.34 feet; Thence S10°31'23"W 76.48 feet; Thence S02°51'25"E 80.19 feet; Thence S13°26'47"E 39.57 feet; Thence S22°34'11"E 50.89 feet; Thence S44°05'29"E 35.15 feet; Thence S61°27'10"E

1 55.60 feet; Thence S77°18'27"E 37.66 feet; Thence S89°59'17"E 49.00 feet; Thence N74°04'33"E  
2 53.76 feet; Thence N56°42'03"E 21.74 feet; Thence S00°07'03"W 110.09 feet; Thence S89°29'36"W  
3 372.70 feet to the Point of Beginning.

4 **Site 2: Green Valley Ranch Recreation Center**

5 A parcel of land being a portion of the Southwest Quarter of Section 15, Township 3 South, Range  
6 66 West of the Sixth Principal Meridian, in the City and County of Denver, State of Colorado, more  
7 particularly described as follows:

8 Commencing at the South Quarter corner of said Section 15, Whence the Southwest corner of said  
9 Section 15 bears South 89°31'36"West, with all bearings herein being referenced to this line; Thence  
10 North 58°55'14"West, a distance of 1186.49 feet to a point on the Northerly Right-Of-Way of Argonne  
11 Way as shown on the plat of Green Valley Ranch Filing No. 38, recorded at Reception No.  
12 2004057233 in the office of the Clerk and Recorder of said County, the most Southerly corner of that  
13 certain parcel of land described in the document recorded at Reception No. 2003139755 in said  
14 office of the Clerk and Recorder, and the Point of Beginning;

15 Thence along the Westerly boundary of said parcel of land, North 00°28'24"West, a distance of  
16 141.01 feet;

17 Thence along the Southerly boundary of said parcel of land, South 89°31'36"West, a distance of  
18 63.14 feet;

19 Thence departing said Southerly boundary, North 00°28'24"West, a distance of 131.09 feet;

20 Thence along the Easterly prolongation of said Southerly boundary, and along said Southerly  
21 boundary, South 89°31'36"West, a distance of 92.00 feet;

22 Thence departing said Southerly boundary, North 00°28'24"West, a distance of 38.41 feet;

23 Thence South 89°31'36"West, a distance of 85.75 feet;

24 Thence South 56°38'43"West, a distance of 9.21 feet to said Southerly boundary;

25 Thence along said Southerly boundary and the Westerly prolongation thereof, South 89°31'36"West,  
26 a distance of 29.87 feet;

27 Thence South 00°28'24"East, a distance of 152.26 feet;

28 Thence South 89°31'36"West, a distance of 592.03 feet to the Northeasterly Right-Of-Way of  
29 Argonne Way as shown on the plat of Green Valley Ranch Filing No. 44, recorded at Reception No.  
30 2002154457, in said office of Clerk and Recorder;

31 Thence along the Northeasterly and Northerly Right-Of-Way of said Argonne Way the following 3  
32 courses:

33 1. South 50°21'25"East, a distance of 247.72 feet to the beginning of a tangent curve concave  
34 Northeasterly having a radius of 68.00 feet;

35 2. Southeasterly along said curve through a central angle of 40°06'59" an arc length of 47.61  
36 feet;

37 3. Tangent to said curve, North 89°31'36"East, a distance of 383.31 feet to the Easterly Right-  
38 Of-Way of Argonne Way as shown on said Green Valley Ranch Filing No. 44, said Easterly  
39 Right-Of-Way also being the Westerly Right-Of-Way of Argonne Way as shown on said plat  
40 of Green Valley Ranch Filing No. 38;

41 Thence along the Westerly and Northerly Right-Of-Way of said Argonne Way the following 3  
42 courses:

43 1. North 00°28'24"West, a distance of 4.00 feet;

44 2. North 89°31'36"East, a distance of 102.26 feet to the beginning of a tangent curve concave  
45 Northerly having a radius of 636.00 feet;

46 3. Easterly along said curve through a central angle of 13°47'54" an arc length of 153.17 feet  
47 to the Point of Beginning.

48 **Basis of Bearings**

1 Bearings are Grid Bearings derived from GPS observations based upon the Colorado Coordinate  
2 System of 1983 Central Zone (NAD 83, 1992), and are based upon the South line of the Southwest  
3 Quarter Section 15, Township 3 South, Range 66 West of the Sixth Principal Meridian being  
4 monumented by a 3 ¼" Aluminum Cap Stamped "City of Denver Land Corner 1992 LS 14592" in a  
5 Range Box at the Eastern Terminus and a 3 ¼" Aluminum Cap Stamped "Luchetti Surveying 2005  
6 PLS 36053" in a Range Box at the Western Terminus, taken to bear South 89°31'36"West, a distance  
7 of 2641.63 feet.

8 **Unnamed 47<sup>th</sup> & Telluride Park**

9 Tract C-1,  
10 CP Bedrock Filing No. 1,  
11 City and County of Denver,  
12 State of Colorado.

13 Except the following described parcel

14 A parcel of land being a portion of Tract C-1, CP Bedrock Filing No. 1 located in the Northeast  
15 Quarter of Section 21, Township 3 South, Range 66 West of the Sixth Principal Meridian being more  
16 particularly described as follows:

17 Commencing at the Northeast corner of said Tract C-1 said point being on the Westerly right-of-way  
18 line of Walden Street and the Point of Beginning; Thence along the Easterly line of said Tract C-1  
19 and said Westerly right-of-way line, S0°12'40"E a distance of 1063.75 feet; Thence S89°47'20"W a  
20 distance of 43.97 feet to a point of curvature; Thence 162.33 feet along the arc of a curve to the right  
21 having a radius of 250.00 feet, a central angle of 37°12'12", and a chord which bears N71°36'34"W  
22 a distance of 159.49 feet; Thence N53°00'28"W a distance of 483.72 feet; Thence N12°50'27"W a  
23 distance of 423.09 feet; Thence N77°18'58"E a distance of 57.40 feet; Thence N0°12'40"W a  
24 distance of 320.14 feet to a point on the Northerly line of said Tract C-1 and a point on the Southerly  
25 right-of-way line of 47<sup>th</sup> Avenue; Thence along said Northerly and Southerly line the following two (2)  
26 consecutive courses:

- 27 1. N89°47'20"E a distance of 591.87 feet to a point of curvature;
- 28 2. Thence 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet, a central  
29 angle of 90°00'00", and a chord which bears S45°12'40"E a distance of 35.36 feet to the Point  
30 of Beginning.

31 Bearings area based on the North line of the Northeast Quarter of Section 21, Township 3 South,  
32 Range 66 West of the Sixth Principal Meridian assumed to bear N89°40'00"E and being  
33 monumented by a found 3-¼"aluminum cap in range box PLS #36053 at the South Quarter corner  
34 and a found 3-¼"aluminum cap in range box illegible.

35 **Unnamed Garland and Saratoga Park**

36 Tract B,  
37 Block 4,  
38 GLENBROOK,  
39 City and County of Denver,  
40 State of Colorado.

41 **Unnamed Iliff & Bellaire Park**

42 Lots 1 to 24, inclusive, Block 104, Warren's University Heights, Second Filing, according to the  
43 recorded plat thereof, together with a portion of vacated South Bellaire Street, as vacated in  
44 instrument recorded December 17, 1948 in Book 625 at Page 88, Arapahoe county records  
45 described as follows:

46 Beginning at a point on the South line of Warren Avenue 45 feet East of the Northeast corner of  
47 Block 103 as measured along said South line of Warren Avenue; Thence South parallel with the

1 East line of said Block 103 a distance of 600.8 feet to a point on the North line of Iliff Avenue; Thence  
2 East along the North line of Iliff Avenue a distance of 15 feet to the Southwest corner of said Block  
3 104; Thence North along the West line of said Block 104 a distance of 600.8 feet to the Northwest  
4 corner of said Block 104; Thence West along the South line of Warren Avenue a distance of 15 feet  
5 to the point of beginning. City and County of Denver, State of Colorado.

6 **Unnamed Kentucky and Irving Park**

7 Lots 44 through 46, Inclusive,  
8 Block 42,  
9 Adams Gardens,  
10 City and County of Denver,  
11 State of Colorado.

12 **Unnamed Stanford & Balsam Park Rezoning**

13 Tract A,  
14 Block 1,  
15 Quincy Shores / Southwest Autopark Subdivision,  
16 City and County of Denver,  
17 State of Colorado.

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

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

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COMMITTEE APPROVAL DATE: October 31, 2023

MAYOR-COUNCIL DATE: November 7, 2023 by Consent

PASSED BY THE COUNCIL: February 20, 2024

 \_\_\_\_\_ - PRESIDENT

APPROVED: Michael C. Johnston - MAYOR Feb 21, 2024  
Michael C. Johnston (Feb 21, 2024 12:19 MST)

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

NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_

PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: November 16, 2023

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.

Kerry Tipper, Denver City Attorney

BY: Anshul Bagga, Assistant City Attorney DATE: Nov 15, 2023