



2100 S. COLORADO BLVD – COLORADO & EVANS REZONING APPLICATION

- [2100 S. Colorado Blvd - PARCEL 1](#)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS: ALL THAT CERTAIN PIECE OR PARCEL OF REAL ESTATE SITUATE IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO DESCRIBED AS FOLLOWS: LOTS 1, 2, 3 AND 4, BLOCK 1, WARREN'S UNIVERSITY HEIGHTS, THE PLAT OF WHICH IS OF RECORD IN PLAT BOOK A1 AT PAGE 39 OF ARAPAHOE COUNTY RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO LESS AND EXCEPT THAT PART OF LOTS 1 AND 2 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT 2 WHICH IS 4.97 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 2; THENCE EAST, PARALLEL WITH THE NORTH LINE OF LOT 2, A DISTANCE OF 8.0 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.0 FEET, A DISTANCE OF 39.27 FEET TO A POINT WHICH IS SOUTH, AT RIGHT ANGLES TO THE NORTH LINE OF LOT 1, A DISTANCE OF 5.0 FEET; THENCE NORTHEAST A DISTANCE OF 91.52 FEET TO A POINT ON THE EAST LINE OF LOT 1 WHICH IS 1.14 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 1; THENCE NORTH, ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 1.14 FEET TO THE NORTHEAST CORNER OF LOT 1; THENCE WEST, ALONG THE NORTH LINE OF LOT 1 A DISTANCE OF 123.38 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE SOUTH, ALONG THE WEST LINE OF LOTS 1 AND 2 A DISTANCE OF 29.97 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

- [2130-2150 S Colorado Blvd - PARCEL 2](#)

FILE THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS: 3L 5 TO 9, INCLUSIVE, AND LOT 40 AND S 20 FEET OF LOT 41 AND WEST 23.375 FEET, LOT 42 TO 48, INCLUSIVE, AND OF NORTH 5 FEET OF LOT 41 BLOCK 1, WARRENS UNIVERSITY HEIGHTS AND 1/2 OF VACATED ALBION STREET ADJACENT TO LOT 40 AND SOUTH 20 FEET OF LOT 41 EXCEPT PART OF LOT 48 TO THE CITY, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

- [4040 E. Evans Ave - PARCEL 3](#)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS: 3L 42 TO 48 INC & N 5FT OF L41 EXC W 23.375 FT & W 1/2 VAC S ALBION ST ADJ L42 TO 48 INC & N 5FT OF L41 BLK 1 WARRENS UNIV HEIGHTS EXC PT L48 TO CITY, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

- [4102-4108 E. Evans Ave – PARCEL 4](#)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS: THE EAST 1/2 OF VACATED ALBION STREET, WEST OF AND ADJACENT TO LOT 1 THROUGH 6, INCLUSIVE, BLOCK 2,



WARREN'S UNIVERSITY HEIGHTS, CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

- 2140 S ALBION ST - PARCEL 5

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS: LOTS 7, 8 AND 9, BLOCK 2, AND THE EAST 1/2 OF VACATED ALBION STREET, WEST OF AND ADJACENT TO SAID LOTS, WARREN'S UNIVERSITY HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. PARCEL 6 FILE NO 1090NTL THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS: LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 2, WARREN'S UNIVERSITY HEIGHTS, EXCEPTING THE EAST HALF OF THE VACATED ALBION STREET WEST OF AND ADJACENT TO SAID LOTS; AND LOTS 39, 40, 41, 42, 43, 44, 45, 46, 47 AND 48, BLOCK 2, WARREN'S UNIVERSITY HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO. PARCEL 7 FILE NO 1061NTL THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS: LOTS 35 TO 38, BLOCK 2, WARREN'S UNIVERSITY HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.