

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2026

COUNCIL BILL NO. CB26-0176
COMMITTEE OF REFERENCE:
4 Community Planning and Housing

5 **A BILL**

6 **For an ordinance changing the zoning classification for 17600 East 56th Avenue**
7 **and 4991 North Telluride Street in Gateway-Green Valley Ranch.**

8
9 **WHEREAS**, the City Council has determined, based on evidence and testimony presented at
10 the public hearing, that the map amendment set forth below conforms with applicable City laws, is
11 consistent with the City’s adopted plans, is in the public interest, and is consistent with the
12 neighborhood context and the stated purpose and intent of the proposed zone district;

13 **NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**
14 **DENVER:**

15 **Section 1.** That upon consideration of a change in the zoning classification of the land area
16 hereinafter described, Council finds:

17 a. The land area hereinafter described is presently classified as C-MU-10 with conditions
18 and C-MU-30 with waivers, UO-1.

19 b. It is proposed that the land area hereinafter described be changed to S-MX-5 and S-MX-
20 8.

21 **Section 2.** That the zoning classification of the land area in the City and County of Denver
22 described as follows shall be and hereby is changed from C-MU-10 with conditions and C-MU-30 with
23 waivers, UO-1 to S-MX-5 and S-MX-8:

24 **LEGAL DESCRIPTION FOR ZONING AREA 1**

25 A PARCEL OF LAND BEING A PORTION OF THAT DEED RECORDED AT
26 RECEPTION NO. 2018046001 IN THE RECORDS OF THE CITY AND COUNTY OF
27 DENVER CLERK AND RECORDER’S OFFICE, SITUATED IN THE EAST HALF OF
28 THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66
29 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,
30 STATE OF COLORADO, DESCRIBED AS FOLLOWS:
31

32
33
34 THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF
35 THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66
36 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 00°04'06" E, A
37 DISTANCE OF 2663.76 FEET, FROM THE NORTH QUARTER CORNER OF SAID
38 SECTION 16, BEING MONUMENTED BY A 2-1/2 INCH DIAMETER ALUMINUM
39 PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED “PLS 27278” IN
40 A RANGE BOX, TO THE CENTER QUARTER CORNER OF SAID SECTION 16,

1 BEING MONUMENTED BY A 2-3/4 INCH ALUMINUM PIPE WITH A 3-1/4 INCH
2 DIAMETER ALUMINUM CAP STAMPED "PLS 20699 1998", WITH ALL BEARINGS
3 CONTAINED HEREIN RELATIVE THERETO.
4

5 COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16,
6 THENCE S 21° 44' 43" W, A DISTANCE OF 114.37 FEET TO A POINT ON THE
7 WEST LINE OF NORTH TELLURIDE STREET RIGHT-OF-WAY AS SHOWN ON
8 TELLURIDE STREET FILING NO. 1, A SUBDIVISION PLAT RECORDED AT
9 RECEPTION NO. 2019043860, SAID CITY AND COUNTY OF DENVER RECORDS
10 AND THE POINT OF BEGINNING:
11

12 THENCE S 00° 04' 06" E, ALONG SAID WEST LINE, A DISTANCE OF 454.23
13 FEET;

14 THENCE S 89° 47' 51" W, A DISTANCE OF 412.49 FEET;

15 THENCE S 00° 00' 00" E, A DISTANCE OF 31.67 FEET;

16 THENCE S 89° 47' 51" W, A DISTANCE OF 187.73 FEET TO A POINT ON THE
17 WEST LINE OF SAID DEED RECORDED AT RECEPTION NO. 2018046001, ALSO
18 BEING A POINT ON THE EAST LINE OF THAT DEED RECORDED AT
19 RECEPTION NO. 9300122683, SAID CITY AND COUNTY OF DENVER RECORDS
20 AND A POINT OF NON-TANGENT CURVATURE;

21 THENCE ALONG SAID COMMON LINE AND ALONG THE ARC OF A NON-
22 TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 8640.00 FEET, A
23 CENTRAL ANGLE OF 03° 27' 50" AND AN ARC LENGTH OF 522.33 FEET, THE
24 CHORD OF WHICH BEARS N 01° 37' 13" E, A DISTANCE OF 522.25 FEET TO A
25 POINT ON THE SOUTH LINE OF EAST 56TH AVENUE RIGHT-OF-WAY AS
26 CONVEYED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION
27 NO. 9800143402, SAID CITY AND COUNTY OF DENVER RECORDS;

28 THENCE N 89° 47' 51" E, ALONG SAID SOUTH LINE, A DISTANCE OF 548.78
29 FEET TO A POINT OF CURVATURE AND A POINT ON THE WEST LINE OF SAID
30 NORTH TELLURIDE STREET RIGHT-OF-WAY;
31

32 **LEGAL DESCRIPTION FOR ZONING AREA 1**

33
34 THENCE ALONG SAID WEST LINE AND ALONG THE ARC OF A CURVE TO THE
35 RIGHT, HAVING A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 90° 08' 03"
36 AND AN ARC LENGTH OF 56.63 FEET, THE CHORD OF WHICH BEARS S 45° 08'
37 08" E, A DISTANCE OF 50.97 FEET TO THE POINT OF BEGINNING;
38

39 CONTAINING AN AREA OF 294,588 SQUARE FEET OR 6.7628 ACRES, MORE
40 OR LESS.
41

42 THE LINEAL UNIT USED IN THE PREPARATION OF THE LEGAL DESCRIPTION
43 IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES
44 DEPARTMENT OF COMMERCE. NATIONAL INSTITUTE OF STANDARDS AND
45 TECHNOLOGY.
46

47 **LEGAL DESCRIPTION FOR ZONING AREA 2**

48
49 A PARCEL OF LAND BEING A PORTION OF THAT DEED RECORDED AT
50 RECEPTION NO. 2018046001 IN THE RECORDS OF THE CITY AND COUNTY OF

1 DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN THE EAST HALF OF
2 THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66
3 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,
4 STATE OF COLORADO, DESCRIBED AS FOLLOWS:
5

6 THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF
7 THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66
8 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 00°04'06" E, A
9 DISTANCE OF 2663.76 FEET, FROM THE NORTH QUARTER CORNER OF SAID
10 SECTION 16, BEING MONUMENTED BY A 2-1/2 INCH DIAMETER ALUMINUM
11 PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 27278" IN
12 A RANGE BOX, TO THE CENTER QUARTER CORNER OF SAID SECTION 16,
13 BEING MONUMENTED BY A 2-3/4 INCH ALUMINUM PIPE WITH A 3-1/4 INCH
14 DIAMETER ALUMINUM CAP STAMPED "PLS 20699 1998", WITH ALL BEARINGS
15 CONTAINED HEREIN RELATIVE THERETO.
16

17 COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16,
18 THENCE S 21° 44' 43" W, A DISTANCE OF 114.37 FEET TO A POINT ON THE
19 WEST LINE OF NORTH TELLURIDE STREET RIGHT-OF-WAY AS SHOWN ON
20 TELLURIDE STREET FILING NO. 1, A SUBDIVISION PLAT RECORDED AT
21 RECEPTION NO. 2019043860, SAID CITY AND COUNTY OF DENVER RECORDS;
22 THENCE S 00°04'06" E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF
23 454.23 FEET TO THE POINT OF BEGINNING;
24

25 THENCE CONTINUING ALONG SAID WEST LINE THE FOLLOWING THREE (3)
26 COURSES;

27 S 00° 04' 06" E, A DISTANCE OF 169.92 FEET TO A POINT OF CURVATURE;
28 ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 800.00
29 FEET, A CENTRAL ANGLE OF 09° 49' 39" AND AN ARC LENGTH OF 137.22
30 FEET, THE CHORD OF WHICH BEARS S 04° 50' 43" W, A DISTANCE OF
31 137.05 FEET;

32 S 09° 45' 33" W, A DISTANCE OF 185.93 FEET;

33
34 THENCE N 80° 14' 32" W, A DISTANCE OF 594.09 FEET TO A POINT ON THE
35 WEST LINE OF SAID DEED RECORDED AT RECEPTION NO. 2018046001, ALSO
36 BEING THE EAST LINE OF THAT DEED RECORDED AT REC. 9300122683, SAID
37 CITY AND COUNTY OF DENVER RECORDS AND A POINT OF NON-TANGENT
38 CURVATURE;

39
40 **LEGAL DESCRIPTION FOR ZONING AREA 2**

41
42 THENCE ALONG SAID COMMON LINE AND ALONG THE ARC OF A NON-
43 TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 8640.00 FEET, A
44 CENTRAL ANGLE OF 02° 21' 48" AND AN ARC LENGTH OF 356.38 FEET, THE
45 CHORD OF WHICH BEARS N 04° 32' 02" E, A DISTANCE OF 356.35 FEET;
46 THENCE N 89° 47' 51" E, A DISTANCE OF 187.73 FEET;
47 THENCE N 00° 00' 00" E, A DISTANCE OF 31.67 FEET;
48 THENCE N 89° 47' 51" E, A DISTANCE OF 412.49 FEET TO THE POINT OF
49 BEGINNING;
50

1 CONTAINING AN AREA OF 259,830 SQUARE FEET OR 5.9649 ACRES, MORE
2 OR LESS.

3
4 THE LINEAL UNIT USED IN THE PREPARATION OF THE LEGAL DESCRIPTION
5 IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES
6 DEPARTMENT OF COMMERCE. NATIONAL INSTITUTE OF STANDARDS AND
7 TECHNOLOGY.

8
9 **LEGAL DESCRIPTION FOR ZONING AREA 3**

10
11 A PARCEL OF LAND BEING A PORTION OF THAT DEED RECORDED AT
12 RECEPTION NO. 2018046001 IN THE RECORDS OF THE CITY AND COUNTY OF
13 DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN THE EAST HALF OF
14 THE WEST HALF OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF
15 THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF
16 COLORADO, DESCRIBED AS FOLLOWS:

17
18 THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF
19 THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66
20 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 00°04'06" W, A
21 DISTANCE OF 2663.76 FEET, FROM THE CENTER QUARTER CORNER OF SAID
22 SECTION 16, BEING MONUMENTED BY A 2-3/4 INCH ALUMINUM PIPE WITH A
23 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 20699 1998", TO THE
24 NORTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A
25 2-1/2 INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4 INCH DIAMETER
26 ALUMINUM CAP STAMPED "PLS 27278" IN A RANGE BOX, WITH ALL BEARINGS
27 CONTAINED HEREIN RELATIVE THERETO.

28
29 COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 16,
30 THENCE S 53° 06' 25" W, A DISTANCE OF 177.73 FEET TO A POINT ON THE
31 WEST LINE OF NORTH TELLURIDE STREET RIGHT-OF-WAY AS SHOWN ON
32 TELLURIDE STREET FILING NO. 1, A SUBDIVISION PLAT RECORDED AT
33 RECEPTION NO. 2019043860, SAID CITY AND COUNTY OF DENVER RECORDS,
34 AND THE POINT OF BEGINNING;

35
36 THENCE CONTINUING ALONG SAID WEST LINE THE FOLLOWING THREE (3)
37 COURSES;

- 38 1. S 10° 01' 11" E, A DISTANCE OF 209.79 FEET TO A POINT OF CURVATURE;
39 2. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 953.00
40 FEET, A CENTRAL ANGLE OF 09° 07' 26" AND AN ARC LENGTH OF 151.76
41 FEET, THE CHORD OF WHICH BEARS S 04° 38' 18" E, A DISTANCE OF 151.60
42 FEET;
43 3. S 00° 04' 35" E, A DISTANCE OF 626.66 FEET TO A POINT ON THE WEST LINE
44 OF THE TELLURIDE STREET RIGHT-OF-WAY, AS DESCRIBED IN TOWER 160
45 SUBDIVISION, A SUBDIVISION PLAT RECORDED AT RECEPTION NO.
46 2008079854, ALSO BEING THE NORTHEAST CORNER OF GATEWAY LANDING
47 SUBDIVISION, A SUBDIVISION PLAT RECORDED AT RECEPTION NO.
48 2020200141, SAID DENVER COUNTY RECORDS;

1 THENCE ALONG THE NORTH LINE OF SAID GATEWAY LANDING SUBDIVISION,
2 THE FOLLOWING FIVE (5) COURSES:

- 3 1. S 89° 42' 58" W, A DISTANCE OF 22.42 FEET TO A POINT OF CURVATURE;
- 4 2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 294.00
5 FEET, A CENTRAL ANGLE OF 50° 17' 52" AND AN ARC LENGTH OF 258.09
6 FEET, THE CHORD OF WHICH BEARS N 65° 08' 06" W, A DISTANCE OF 249.88
7 FEET;
- 8 3. N 39° 59' 10" W, A DISTANCE OF 89.03 FEET;
- 9 4. S 00° 04' 35" E, A DISTANCE OF 550.95 FEET;
- 10 5. S 89° 52' 50" W, A DISTANCE OF 573.07 FEET;

11
12 THENCE N 00° 04' 34" W, A DISTANCE OF 519.76 FEET TO A POINT OF
13 CURVATURE;
14 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF
15 2300.00 FEET, A CENTRAL ANGLE OF 06° 19' 39" AND AN ARC LENGTH OF
16 254.00 FEET, THE CHORD OF WHICH BEARS N 03° 05' 15" E, A DISTANCE OF
17 253.87 FEET;

18 **LEGAL DESCRIPTION FOR ZONING AREA 3**

19
20 THENCE N 06° 15' 05" E, A DISTANCE OF 100.09 FEET TO A POINT OF
21 CURVATURE;
22 THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF
23 3200.00 FEET, A CENTRAL ANGLE OF 03° 33' 18" AND AN ARC LENGTH OF
24 198.55 FEET, THE CHORD OF WHICH BEARS N 04° 28' 26" E, A DISTANCE OF
25 198.51 FEET TO A POINT ON THE SOUTH LINE OF THAT EASEMENT
26 AGREEMENT RECORDED AT RECEPTION NO. 2004183369, SAID DENVER
27 COUNTY RECORDS, AND A POINT OF NON-TANGENT CURVATURE;

28
29 THENCE ALONG SAID SOUTH LINE, THE FOLLOWING TWO (2) COURSES:

- 30 1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A
31 RADIUS OF 464.50 FEET, A CENTRAL ANGLE OF 16° 00' 16" AND AN ARC
32 LENGTH OF 129.75 FEET, THE CHORD OF WHICH BEARS N 69° 55' 13" W, A
33 DISTANCE OF 129.33 FEET;
- 34 2. N 77° 55' 21" W, A DISTANCE OF 84.49 FEET TO A POINT ON THE WEST LINE
35 OF SAID DEED RECORDED AT RECEPTION NO. 2018046001, ALSO BEING THE
36 EAST LINE OF THAT DEED RECORDED AT RECEPTION NO. 9300122683, SAID
37 CITY AND COUNTY OF DENVER RECORDS AND A POINT OF NON-TANGENT
38 CURVATURE;

39
40 THENCE ALONG SAID COMMON LINE AND ALONG THE ARC OF A NON-
41 TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 8640.00 FEET, A
42 CENTRAL ANGLE OF 13°58'51" AND AN ARC LENGTH OF 2108.24 FEET, THE
43 CHORD OF WHICH BEARS N 12° 42' 21" E, A DISTANCE OF 2103.02 FEET;
44 THENCE S 80° 14' 32" E, A DISTANCE OF 594.09 FEET TO A POINT ON THE
45 WEST LINE OF SAID NORTH TELLURIDE RIGHT-OF-WAY;

46
47 THENCE ALONG SAID WEST LINE, THE FOLLOWING FOUR (4) COURSES:

- 48 1. S 09° 45' 33" W, A DISTANCE OF 310.04 FEET TO A POINT OF CURVATURE;

2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 09° 45' 33" AND AN ARC LENGTH OF 178.84 FEET, THE CHORD OF WHICH BEARS S 04° 52' 46" W, A DISTANCE OF 178.63 FEET;
3. S 00° 00' 00" E, A DISTANCE OF 1068.85 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 09° 12' 01", AND AN ARC LENGTH OF 168.60 FEET, THE CHORD OF WHICH BEARS S 04° 36' 01" E, A DISTANCE OF 168.42 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2,302,789 SQUARE FEET OR 52.8648 ACRES, MORE OR LESS.

THE LINEAL UNIT USED IN THE PREPARATION OF THE LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE. NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

LEGAL DESCRIPTION FOR ZONING AREA 4

A PARCEL OF LAND BEING A PORTION OF THAT DEED RECORDED AT RECEPTION NO. 2018046001 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 00°04'35" W, A DISTANCE OF 2649.94 FEET, FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A #6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 36053", TO THE CENTER QUARTER CORNER OF SAID SECTION 16, BEING MONUMENTED BY A 2-3/4 INCH ALUMINUM PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 20699 1998", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 16, THENCE N 39° 33' 39" W, A DISTANCE OF 1530.48 FEET TO A POINT ON THE NORTH LINE OF GATEWAY LANDING SUBDIVISION, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2020200141, SAID CITY AND COUNTY OF DENVER RECORDS, AND THE POINT OF BEGINNING;

THENCE S 89° 52' 50" W, ALONG SAID NORTH LINE, A DISTANCE OF 347.61 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID GATEWAY LANDING SUBDIVISION, ALSO BEING A POINT ON THE WEST LINE OF SAID DEED;

1 THENCE N 00° 00' 04" W, ALONG SAID WEST LINE, A DISTANCE OF 625.38
2 FEET TO A POINT ALSO BEING ON THE EAST LINE OF THAT DEED
3 RECORDED AT RECEPTION NO. 9300122683, SAID DENVER COUNTY
4 RECORDS, AND A POINT OF NON-TANGENT CURVATURE;

5
6 THENCE ALONG THE COMMON LINE OF SAID DEEDS, THE FOLLOWING TWO
7 (2) COURSES;

- 8 1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A
9 RADIUS OF 6640.00 FEET, A CENTRAL ANGLE OF 02° 59' 01" AND AN ARC
10 LENGTH OF 345.77 FEET, THE CHORD OF WHICH BEARS N 19° 29' 34" E, A
11 DISTANCE OF 345.73 FEET TO A POINT OF REVERSE CURVATURE;
- 12 2. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF
13 8640.00 FEET, A CENTRAL ANGLE OF 01° 17' 19" AND AN ARC LENGTH OF
14 194.31 FEET, THE CHORD OF WHICH BEARS N 20° 20' 26" E, A DISTANCE OF
15 194.30 FEET TO A POINT ON THE SOUTH LINE OF THAT EASEMENT
16 AGREEMENT RECORDED AT RECEPTION NO. 2004183369, SAID DENVER
17 COUNTY RECORDS;

18
19 THENCE ALONG SAID SOUTH LINE, THE FOLLOWING TWO (2) COURSES;

- 20 1. S 77° 55' 21" E, A DISTANCE OF 84.49 FEET TO A POINT OF CURVATURE;
- 21 2. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 464.50
22 FEET, A CENTRAL ANGLE OF 16° 00' 16" AND AN ARC LENGTH OF 129.75
23 FEET, THE CHORD OF WHICH BEARS S 69° 55' 13" E, A DISTANCE OF 129.33
24 FEET TO A POINT OF NON-TANGENT CURVATURE;

25 26 **LEGAL DESCRIPTION FOR ZONING AREA 4**

27
28 THENCE THE FOLLOWING FOUR (4) COURSES:

- 29 1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A
30 RADIUS OF 3200.00 FEET, A CENTRAL ANGLE OF 03° 33' 18" AND AN ARC
31 LENGTH OF 198.55 FEET, THE CHORD OF WHICH BEARS S 04° 28' 26" W, A
32 DISTANCE OF 198.51 FEET;
- 33 2. S 06° 15' 05" W, A DISTANCE OF 100.09 FEET TO A POINT OF CURVATURE;
- 34 3. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2300.00
35 FEET, A CENTRAL ANGLE OF 06° 19' 39" AND AN ARC LENGTH OF 254.00
36 FEET, THE CHORD OF WHICH BEARS S 03° 05' 15" W, A DISTANCE OF 253.87
37 FEET;
- 38 4. S 00° 04' 34" E, A DISTANCE OF 519.76 FEET TO THE POINT OF BEGINNING.

39
40 CONTAINING AN AREA OF 354,714 SQUARE FEET OR 8.1431 ACRES, MORE
41 OR LESS.

42
43 THE LINEAL UNIT USED IN THE PREPARATION OF THE LEGAL DESCRIPTION
44 IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES
45 DEPARTMENT OF COMMERCE. NATIONAL INSTITUTE OF STANDARDS AND
46 TECHNOLOGY.

47
48 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline
49 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

3 COMMITTEE APPROVAL DATE: February 24, 2026

4 MAYOR-COUNCIL DATE: March 3, 2026

5 PASSED BY THE COUNCIL: _____

6 _____ - PRESIDENT

7 APPROVED: _____ - MAYOR _____

8 ATTEST: _____ - CLERK AND RECORDER,
9 EX-OFFICIO CLERK OF THE
10 CITY AND COUNTY OF DENVER

11 NOTICE PUBLISHED IN THE DENVER POST: _____ ; _____

12 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: March 5, 2026

13 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of
14 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed
15 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
16 § 3.2.6 of the Charter.

17
18 Miko Ando Brown, Denver City Attorney

19
20 BY: _____, Assistant City Attorney DATE: _____