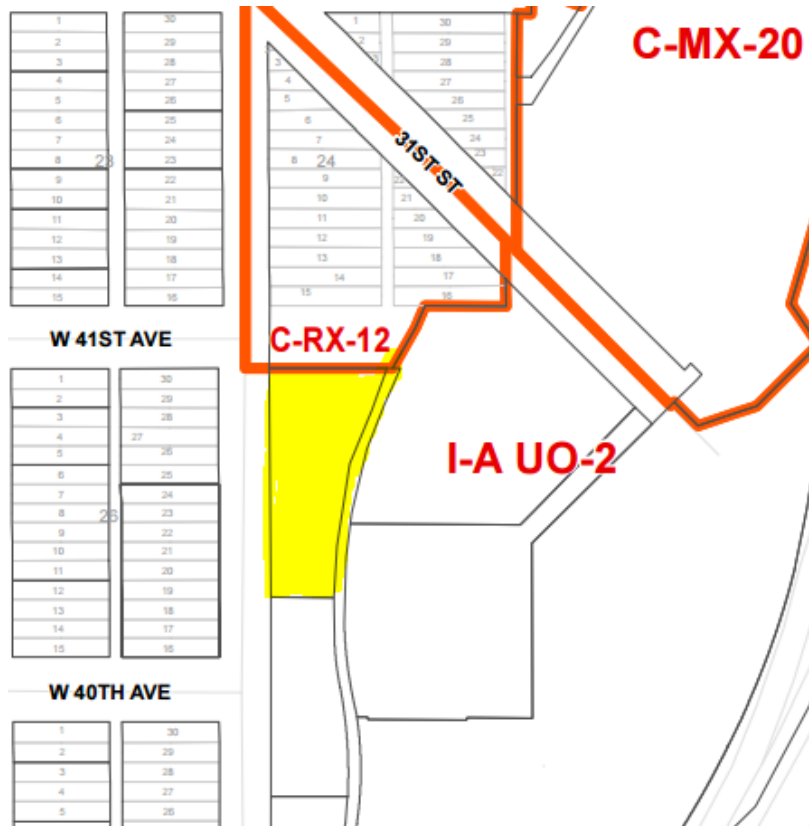


**Rezoning Application**  
**4060 Elati Street, Denver, CO 80216**  
**Review Criteria**

**Legal Description**

A Parcel recorded in Book 7802 at Page 375 in the Clerk and Recorder's Office of the City and County of Denver, located in a part of the southwest  $\frac{1}{4}$  of Section 22, Township 3 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the point of intersection of the South line of West 41<sup>st</sup> Avenue and the East line of Elati Street as platted in Viaduct Addition to Denver; thence South 0° 02' 00" West along the East line of Elati Street a distance of 295.0 feet; thence South 89° 56' 00" East, a distance of 77.5 feet to a point on the West right-of-way line of the Farmers and Gardeners Ditch; thence North 03° 26' 30" West, along said West right-of-way line, a distance of 82.89 feet; thence North 21° 39' 30" East along said West right-of-way line, a distance of 101.52 feet; thence North 10° 51' East along said West right-of-way line a distance of 74.4 feet; thence North 31° 21' 00" East along said West right-of-way line, a distance of 52.28 feet to a point on the East line of West 41<sup>st</sup> Avenue; thence North 89° 56' 00" West, along the South line of West 41<sup>st</sup> Avenue, a distance of 151.1 feet more or less to the point of beginning.



City and County of Denver Zoning Map / Quarter Section Northwest 029





Colorado Motor Carriers Association

Elati St

Elati St

Elati St

Elati St

Auto Body Inc