

**3801 EAST FLORIDA AVENUE  
ZONE MAP AMENDMENT (REZONING) APPLICATION  
LEGAL DESCRIPTION**

THAT PART OF THE EAST  $\frac{1}{2}$  SOUTHEAST  $\frac{1}{4}$  NORTHEAST  $\frac{1}{4}$  OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., IN THE CITY AND COUNTY OF DENVER, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF EAST FLORIDA AVENUE, WHICH IS 315.00 WEST OF THE INTERSECTION OF THE NORTH LINE OF EAST FLORIDA AVENUE WITH THE WEST LINE OF SOUTH COLORADO BOULEVARD; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SOUTH COLORADO BOULEVARD, A DISTANCE OF 325.00 FEET TO A POINT, WHICH POINT IS THE NORTHWEST CORNER OF THE TRACT DESCRIBED IN BOOK 9653, AT PAGE 213 OF THE RECORDS OF THE RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO; THENCE WEST AND PARALLEL TO THE NORTH LINE OF EAST FLORIDA AVENUE, A DISTANCE OF 172.00 FEET TO A POINT, WHICH POINT IS THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN BOOK 9662, AT PAGE 693 OF SAID RECORDS; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SOUTH COLORADO BOULEVARD AND ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 9662, AT PAGE 693 A DISTANCE OF 323.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 9662, AT PAGE 693 OF SAID RECORDS; THENCE WEST AND PARALLEL TO THE NORTH LINE OF EAST FLORIDA AVENUE, TO A POINT ON THE EAST LINE OF SOUTH JACKSON STREET; THENCE SOUTH ALONG THE EAST LINE OF SOUTH JACKSON STREET, A DISTANCE OF 648.00 FEET MORE OR LESS TO THE INTERSECTION OF EAST LINE OF SOUTH JACKSON STREET WITH THE NORTH LINE OF EAST FLORIDA AVENUE; THENCE EAST ALONG THE NORTH LINE OF EAST FLORIDA AVENUE, A DISTANCE OF 281.42 FEET MORE OR LESS, TO THE POINT OF BEGINNING,

CITY AND COUNTY OF DENVER  
STATE OF COLORADO