BY AUTHORITY

ORDINANCE NO. _____ COUNCIL BILL NO. CB24-0732

SERIES OF 2024 COMMITTEE OF REFERENCE:

Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 3821-3897 North Steele Street and 3800-3840 North York Street in Clayton.

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 I-MX-5 and PUD-G 35 districts, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is consistent with the neighborhood context and the stated purpose and intent of the proposed zone district; and the proposed PUD-G 35 meets the criteria set forth in Section 12.4.9.10 of the Denver Zoning Code;

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 PUD-G 32; I-1, UO-2 with Waivers; I-0 with Waivers and Conditions.

b. It is proposed that the land area hereinafter described be changed to I-MX-5 and PUD-G 35.

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 PUD-G 32; I-1, UO-2 with Waivers; I-0 with Waivers and Conditions to I-MX-5:

Quad (a portion of 3840 N York)

LEGAL DESCRIPTION NEW PARCEL:

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST ONE QUARTER OF SECTION 23 AND PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF

THE SOUTHEAST 1/4 OF SAID SECTION 23, 47.94 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 AND WHICH POINT IS ALSO ON THE EAST LINE OF YORK STREET;
THENCE NORTH 00°07'00" WEST PARALLEL WITH AND 47.94 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23 AND ALONG THE EAST LINE OF YORK STREET (SAID EAST LINE BEING THE BASIS OF BEARINGS FOR ALL BEARINGS STATED HEREIN), A DISTANCE OF 225.69 FEET;
THENCE NORTH 89°56'24" EAST, A DISTANCE OF 46.57 FEET;
THENCE SOUTH 75°42'55" EAST, A DISTANCE OF 46.50 FEET;
THENCE NORTH 89°56'24" EAST, A DISTANCE OF 136.23 FEET;
THENCE SOUTH 00°07'00" EAST, A DISTANCE OF 17.00 FEET;
THENCE NORTH 89°56'24" EAST, A DISTANCE OF 197.17 FEET;
THENCE NORTH 00°07'00" WEST, A DISTANCE OF 29.24 FEET;
THENCE SOUTH 89°56'24" WEST, A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°07'00" WEST, A DISTANCE OF 150.00 FEET;
THENCE SOUTH 89°56'24" WEST, A DISTANCE OF 122.00 FEET;
THENCE SOUTH 00°03'34" EAST, A DISTANCE OF 150.00 FEET;
THENCE NORTH 89°56'24" EAST, A DISTANCE OF 122.15 FEET TO THE TRUE POINT OF BEGINNING,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 18,311 SQ. FT. (0.4204 ACRES), MORE OR LESS.

3857 STEELE STREET: PARCEL B1

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 23 AND PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND MOFFATS ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23, 47.94 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 AND WHICH POINT IS ALSO ON THE EAST LINE OF YORK STREET; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST PARALLEL WITH AND 47.94 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23 AND ALONG THE EAST LINE OF YORK STREET, A DISTANCE OF 576.18 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST PARALLEL WITH AND 47.94 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST 1/4 AND ALONG THE EAST LINE OF YORK STREET, A DISTANCE OF 85.00 FEET;
THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF 47.94 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4;
THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 50.00 FEET;
THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 451.42 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS EAST, A DISTANCE OF 112.17 FEET;
THENCE SOUTH 89 DEGREES 56 MINUTES 35 SECONDS WEST, A DISTANCE OF 0.50 FEET;
THENCE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS EAST, A DISTANCE OF 179.52 FEET;
THENCE SOUTH 89 DEGREES 56 MINUTES 35 SECONDS WEST, A DISTANCE OF 113.66 FEET;
THENCE NORTH 00 DEGREES O7 MINUTES 00 SECONDS WEST, A DISTANCE OF 56.70 FEET;
THENCE SOUTH 89 DEGREES 56 MINUTES 22 SECONDS WEST, A DISTANCE OF 175.00 FEET;
THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET;
THENCE SOUTH 89 DEGREES 56 MINUTES 24 SECONDS WEST, A DISTANCE OF 210.00 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXCEPTING FROM PARCELS B1 THROUGH B9 THE LAND CONVEYED TO THE CITY AND COUNTY OF DENVER IN DEEDS RECORDED JANUARY 4, 2019 UNDER RECEPTION NO. 2019000991 AND UNDER RECEPTION NO. 2019000993 AND CORRECTION DEED RECORDED JANUARY 17, 2020.

3863 STEELE STREET: PARCEL B2

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 47.94 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 AND WHICH POINT IS ALSO ON THE EAST LINE OF YORK STREET:
THENCE NORTH 00 DEGREES O7 MINUTES 00 SECONDS WEST PARALLEL WITH AND 47.94 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 23 AND ALONG THE EAST LINE OF YORK STREET, A DISTANCE OF 661.18 FEET;
THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF 47.94 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4;
THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 50.00 FEET;
THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 451.42 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 239.43 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS EAST, A DISTANCE OF 291.70 FEET TO A POINT 319.48 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 24;
THENCE SOUTH 89 DEGREES 56 MINUTES 35 SECONDS WEST, A DISTANCE OF 239.93 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, A DISTANCE OF

179.52 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 35 SECONDS EAST, A DISTANCE OF 0.50 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, A DISTANCE OF 112.17 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXCEPTING FROM PARCELS B1 THROUGH B9 THE LAND CONVEYED TO THE CITY AND COUNTY OF DENVER IN DEEDS RECORDED JANUARY 4, 2019 UNDER RECEPTION NO. 2019000991 AND UNDER RECEPTION NO. 2019000993 AND CORRECTION DEED RECORDED JANUARY 17, 2020.

3869 STEELE STREET: PARCEL B3

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 47.94 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 AND WHICH POINT IS ALSO ON THE EAST LINE OF YORK STREET;
THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST PARALLEL WITH AND 47.94 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23 AND ALONG THE EAST LINE OF YORK STREET, A DISTANCE OF 661.18 FEET;
THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF 47.94 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4;
THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 50.00 FEET;
THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 690.85 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 240.11 FEET;
THENCE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, A DISTANCE OF 291.72 FEET TO A POINT 319.47 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4;
THENCE SOUTH 89 DEGREES 56 MINUTES 35 SECONDS WEST, A DISTANCE OF 240.11 FEET TO A POINT 319.48 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4;
THENCE NORTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, A DISTANCE OF 291.70 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING;
EXCEPTING FROM PARCELS B1 THROUGH B9 THE LAND CONVEYED TO THE CITY AND COUNTY OF DENVER IN DEEDS RECORDED JANUARY 4, 2019 UNDER RECEPTION NO. 2019000991 AND UNDER RECEPTION NO. 2019000993 AND CORRECTION DEED RECORDED JANUARY 17, 2020.

3875 STEELE STREET: PARCEL B4

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 47.94 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 AND WHICH POINT IS ALSO ON THE EAST LINE OF YORK STREET;
THENCE NORTH 00 DEGREES O7 MINUTES 00 SECONDS WEST PARALLEL WITH AND 47.94 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23 AND ALONG THE EAST LINE OF YORK STREET, A DISTANCE OF 661.18 FEET;
THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF 47.94 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4;
THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 50,00 FEET;
THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 930.96 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 240.11 FEET;
THENCE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS EAST, A DISTANCE OF 291.73 FEET TO A POINT 319.46 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4;
THENCE SOUTH 89 DEGREES 56 MINUTES 35 SECONDS WEST, A DISTANCE OF 240.11 FEET TO A POINT 319.47 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4;
THENCE NORTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, A DISTANCE OF 291.72 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXCEPTING FROM PARCELS B1 THROUGH B9 THE LAND CONVEYED TO THE CITY AND COUNTY OF DENVER IN DEEDS RECORDED JANUARY 4, 2019 UNDER RECEPTION NO. 2019000991 AND UNDER RECEPTION NO. 2019000993 AND CORRECTION DEED RECORDED JANUARY 17, 2020.

3881 STEELE STREET: PARCEL B5

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 47.94 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 AND WHICH POINT IS ALSO ON THE EAST LINE OF YORK STREET;
THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST PARALLEL WITH AND 47.94 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23 AND ALONG THE EAST LINE OF YORK STREET, A DISTANCE OF 661.18 FEET;
THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF 47.94 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4;
THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 50.00 FEET;
THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 1,171.07 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 240.11 FEET;
THENCE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS EAST, A DISTANCE OF 291.74 FEET TO A POINT 319.45 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4;
THENCE SOUTH 89 DEGREES 56 MINUTES 35 SECONDS WEST, A DISTANCE OF 240.11 FEET TO A POINT 319.46 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4;
THENCE NORTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, A DISTANCE OF 291.73 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXCEPTING FROM PARCELS B1 THROUGH B9 THE LAND CONVEYED TO THE CITY AND COUNTY OF DENVER IN DEEDS RECORDED JANUARY 4, 2019 UNDER RECEPTION NO. 2019000991 AND UNDER RECEPTION NO. 2019000993 AND CORRECTION DEED RECORDED JANUARY 17, 2020.

3887 STEELE STREET: PARCEL B6

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 47.94 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER AND WHICH POINT IS ALSO ON THE EAST LINE OF YORK STREET; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST PARALLEL WITH AND 47.94 FEET WEST OF THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 23 AND ALONG THE EAST LINE OF YORK STREET, A DISTANCE OF 661.18 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF 47.94 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER; THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 50.00 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST A DISTANCE OF 1411.18 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 240.11 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS EAST A DISTANCE OF 291.75 FEET TO A POINT 319.44 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER; THENCE SOUTH 89 DEGREES 56 MINUTES 35 SECONDS WEST, A DISTANCE OF 240.11 FEET TO A POINT 319.45 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, A DISTANCE OF 291.74 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXCEPTING FROM PARCELS B1 THROUGH B9 THE LAND CONVEYED TO THE CITY AND COUNTY OF DENVER IN DEEDS RECORDED JANUARY 4, 2019 UNDER RECEPTION NO. 2019000991 AND UNDER RECEPTION NO. 2019000993 AND CORRECTION DEED RECORDED JANUARY 17, 2020.

3893 STEELE STREET: PARCEL B7

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 47.94 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER AND WHICH POINT IS ALSO ON THE EAST LINE OF YORK STREET; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST PARALLEL WITH AND 47.94 FEET WEST OF THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 23 AND ALONG THE EAST LINE OF YORK STREET, A DISTANCE OF 661.18 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF 47.94 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER; THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 50.00 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 1651.29 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 239.93 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS EAST, A DISTANCE OF 291.76 FEET TO A POINT 319.43 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER; THENCE SOUTH 89 DEGREES 56 MINUTES 35 SECONDS WEST, A DISTANCE OF 239.93 FEET TO A POINT 319.44 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, A DISTANCE OF 291.75 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXCEPTING FROM PARCELS B1 THROUGH B9 THE LAND CONVEYED TO THE CITY AND COUNTY OF DENVER IN DEEDS RECORDED JANUARY 4, 2019 UNDER RECEPTION NO. 2019000991 AND UNDER RECEPTION NO. 2019000993 AND CORRECTION DEED RECORDED JANUARY 17, 2020.

3895 STEELE STREET: PARCEL B8

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 47.94 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER AND WHICH POINT IS ALSO ON THE EAST LINE OF YORK STREET; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST PARALLEL WITH AND 47.94 FEET WEST OF THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 23 AND ALONG THE EAST LINE OF YORK STREET, A DISTANCE OF 661.18 FEET; THENCE NORTH 89

DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF 47.94 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER; THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 50.00 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 1891.22 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, A DISTANCE OF 295.94 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 42 SECONDS EAST, A DISTANCE OF 315.12 FEET; THENCE SOUTH 74 DEGREES 42 MINUTES 31 SECONDS WEST, A DISTANCE OF 19.67 FEET; THENCE SOUTH 83 DEGREES 02 MINUTES 42 SECONDS WEST, A DISTANCE OF 88.98 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 21 SECONDS WEST, A DISTANCE OF 108.41 FEET TO A POINT 280.34 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 39.03 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 35 SECONDS WEST, A DISTANCE OF 80.32 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 42 SECONDS WEST, A DISTANCE OF 291.76 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXCEPTING FROM PARCELS B1 THROUGH B9 THE LAND CONVEYED TO THE CITY AND COUNTY OF DENVER IN DEEDS RECORDED JANUARY 4, 2019 UNDER RECEPTION NO. 2019000991 AND UNDER RECEPTION NO. 2019000993 AND CORRECTION DEED RECORDED JANUARY 17, 2020.

3897 STEELE STREET: PARCEL B9

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 47.94 FEET WEST OF WITH THE SE CORNER OF SAID SOUTHEAST 1/4 AND WHICH POINT IS ALSO ON THE EAST LINE OF YORK STREET; THENCE N00°07'00"W, PARALLEL WITH AND 47.94 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23 AND ALONG THE EAST LINE OF YORK STREET, A DISTANCE OF 661.18 FEET; THENCE N89°57'20"E, A DISTANCE OF 47.94 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE S00°07'00"E, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 50.00 FEET; THENCE N89°56'24"E, A DISTANCE OF 2187.16 FEET TO THE TRUE POINT OF BEGINNING; THENCE N89°56'24"E, A DISTANCE OF 439.10 FEET TO A POINT ON THE WEST LINE OF STEELE STREET 32.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE S00°03'42"E, ALONG THE WEST LINE OF STEELE STREET PARALLEL WITH AND 32.00 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 118.19 FEET; THENCE S88°53'38"W, A DISTANCE OF 102.89 FEET; THENCE S52°43'16"W, A DISTANCE OF 147.05 FEET; THENCE S53°33'45"W, A DISTANCE OF 41.32 FEET; THENCE S58°43'19"W, A DISTANCE OF 65.32 FEET; THENCE S66°25'46"W, A DISTANCE OF 83.04 FEET; THENCE S74°42'31"W, A DISTANCE OF 55.65 FEET; THENCE N00°04'42"W, A DISTANCE OF 315.12 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPTING FROM PARCELS B1 THROUGH B9 THE LAND CONVEYED TO THE CITY AND COUNTY OF DENVER IN DEEDS RECORDED JANUARY 4, 2019 UNDER RECEPTION NO. 2019000991 AND UNDER RECEPTION NO. 2019000993 AND CORRECTION DEED RECORDED JANUARY 17, 2020.

3821 STEELE STREET: PARCEL B10

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE N89°56'27"E ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1650.88 FEET TO THE TRUE POINT OF BEGINNING; THENCE N00°04'42"W, A DISTANCE OF 319.44 FEET; THENCE N89°56'35"E, A DISTANCE OF 320.25 FEET, MORE OR LESS, TO THE WEST LINE OF PARCEL B AS SET FORTH IN QUITCLAIM DEED RECORDED JULY 8, 1998 UNDER RECEPTION NO. 9800108331; THENCE S00°00'00"E, A DISTANCE OF 319.37 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE S89°56'27"W ALONG SAID SOUTH LINE, A DISTANCE OF 319.86 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

3827 STEELE STREET: PARCEL B11

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE N89°56'27"E ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1410.77 FEET TO THE TRUE POINT OF BEGINNING; THENCE N00°04'42"W, A DISTANCE OF 319.45 FEET; THENCE N89°56'35"E, A DISTANCE OF 240.11 FEET; THENCE S00°04'42"E, A DISTANCE OF 319.44 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE S89°56'27"W ALONG SAID SOUTH LINE, A DISTANCE OF 240.11 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

3833 STEELE STREET: PARCEL B12

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 24; TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE N89°56'27"E ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1170.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE N00°04'42"W, A DISTANCE OF 319.46 FEET; THENCE N89°56'35"E, A DISTANCE OF 240.11 FEET; THENCE S00°04'42"E, A DISTANCE OF 319.45 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4;

THENCE S89°56'27"W ALONG SAID SOUTH LINE A DISTANCE OF 240.11 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

3839 STEELE STREET: PARCEL B13

A PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE N89°56'27"E ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 930.55 FEET TO THE TRUE POINT OF BEGINNING; THENCE N00°04'42"W, A DISTANCE OF 319.47 FEET; THENCE N89°56'35"E, A DISTANCE OF 240.11 FEET; THENCE S00°04'42"E, A DISTANCE OF 319.46 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE S89°56'27"W ALONG SAID SOUTH LINE, A DISTANCE OF 240.11 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

3845 STEELE STREET: PARCEL B14

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE N89°56'27"E ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 690.44 FEET TO THE TRUE POINT OF BEGINNING; THENCE N00°04'42"W, A DISTANCE OF 319.48 FEET; THENCE N89°56'35"E, A DISTANCE OF 240.11 FEET; THENCE S00°04'42"E, A DISTANCE OF 319.47 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE S89°56'27"W ALONG SAID SOUTH LINE, A DISTANCE OF 240.11 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

3851 STEELE STREET: PARCEL B15

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE N89°56'27"E ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 377.06 FEET TO THE TRUE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE N00°07'00"W A DISTANCE OF 226.19 FEET; THENCE S89°56'24"W, A DISTANCE OF 40.00 FEET; THENCE N00°07'00"W, A DISTANCE OF 93.30 FEET; THENCE N89°56'35"E, A DISTANCE OF 353.59 FEET; THENCE S00°04'42"E A DISTANCE OF 319.48 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE S89°56'27"W ALONG SAID SOUTH LINE, A DISTANCE OF 313.38 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline

thereof, which are immediately adjacent to the aforesaid specifically described area.

Section 3. 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 PUD-G 32 to PUD-G 35:

SUBAREA A
3840 York St & 3844 York St

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST ONE QUARTER OF SECTION 23 AND PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 23, 47.94 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST ¼ AND WHICH POINT IS ALSO ON THE EAST LINE OF YORK STREET; THENCE NORTH 00"07'00" WEST PARALLEL WITH AND 47.94 FEET WEST OF THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 23 AND ALONG THE EAST LINE OF YORK STREET, A DISTANCE OF 225.69 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89"56'24" EAST, A DISTANCE OF 46.57 FEET:
THENCE SOUTH 75'42'55" EAST, A DISTANCE OF 46.50 FEET;
THENCE NORTH 89'56'24" EAST, A DISTANCE OF 136.23 FEET;
THENCE SOUTH 00'07'00" EAST, A DISTANCE OF 17.00 FEET;
THENCE NORTH 89"56'24" EAST, A DISTANCE OF 197.17 FEET;
THENCE NORTH 00"07'00" WEST, A DISTANCE OF 29.24 FEET;
THENCE SOUTH 89'56'24" WEST, A DISTANCE OF 40.00 FEET;
THENCE NORTH 00'07'00" WEST, A DISTANCE OF 150.00 FEET;
THENCE SOUTH 89'56'24" WEST, A DISTANCE OF 175.00 FEET;
THENCE NORTH 00"07'00" WEST, A DISTANCE OF 64.60 FEET;
THENCE SOUTH 89'56'24" WEST, A DISTANCE OF 117.15 FEET;
THENCE NORTH 00'07'00" WEST, A DISTANCE OF 19.99 FEET;
THENCE SOUTH 89'56'24" WEST, A DISTANCE OF 92.85 FEET TO THE EAST LINE OF YORK STREET;
THENCE SOUTH 00'07'00" EAST ALONG THE EAST LINE OF YORK STREET, A DISTANCE OF 235.31 FEET TO THE TRUE POINT OF BEGINNING,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

EXCEPTING THE PORTION DESCRIBED:
A PARCEL OF LAND BEING A PART OF THE SOUTHEAST ONE QUARTER OF SECTION 23 AND PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23, 47.94 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 AND WHICH POINT IS ALSO ON THE EAST LINE OF YORK STREET;
THENCE NORTH 00°07'00" WEST PARALLEL WITH AND 47.94 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23 AND ALONG THE EAST LINE OF YORK

STREET (SAID EAST LINE BEING THE BASIS OF BEARINGS FOR ALL BEARINGS STATED HEREIN), A DISTANCE OF 225.69 FEET;
THENCE NORTH 89°56'24" EAST, A DISTANCE OF 46.57 FEET;
THENCE SOUTH 75°42'55" EAST, A DISTANCE OF 46.50 FEET;
THENCE NORTH 89°56'24" EAST, A DISTANCE OF 136.23 FEET;
THENCE SOUTH 00°07'00" EAST, A DISTANCE OF 17.00 FEET;
THENCE NORTH 89°56'24" EAST, A DISTANCE OF 197.17 FEET;
THENCE NORTH 00°07'00" WEST, A DISTANCE OF 29.24 FEET;
THENCE SOUTH 89°56'24" WEST, A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°07'00" WEST, A DISTANCE OF 150.00 FEET;
THENCE SOUTH 89°56'24" WEST, A DISTANCE OF 122.00 FEET;
THENCE SOUTH 00°03'34" EAST, A DISTANCE OF 150.00 FEET;
THENCE NORTH 89°56'24" EAST, A DISTANCE OF 122.15 FEET TO THE TRUE POINT OF BEGINNING,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE DESCRIBED CONTAINS 62,618 SQ. FT.

TOGETHER WITH:

3850 YORK ST.

THE FOLLOWING REAL ESTATE LOCATED IN THE CITY AND COUNTY OF DENVER, COLORADO:
A PARCEL OF LAND BEING A PART OF THE SOUTHEAST ONE QUARTER OF SECTION 23 AND PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 23, 47.94 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST ¼ AND WHICH POINT IS ALSO ON THE EAST LINE OF YORK STREET:
THENCE NORTH 00'07'00" WEST PARALLEL WITH AND 47.94 FEET WEST OF THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 23 AND ALONG THE EAST LINE OF YORK STREET, A DISTANCE OF 461.00 FEET TO THE TRUE POINT OF BEGINNING: THENCE NORTH 89'56'24" EAST, A DISTANCE OF 92.85 FEET;
THENCE SOUTH 00'07'00" EAST, A DISTANCE OF 19.99 FEET;
THENCE NORTH 89"56'24" EAST, A DISTANCE OF 117.15 FEET;
THENCE NORTH 00"07'00" WEST, A DISTANCE OF 135.40 FEET;
THENCE SOUTH 89"56'24" WEST, A DISTANCE OF 210.00 FEET TO THE EAST LINE OF YORK STREET;
THENCE SOUTH 00'07'00" EAST ALONG THE EAST LINE OF YORK STREET, A DISTANCE OF 115.41 FEET TO THE TRUE POINT OF BEGINNING,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.
THE DESCRIBED CONTAINS 26,578 SQ. FT. OR 0.6101 ACRES, MORE OR LESS.;

SUBAREA B

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST ONE QUARTER OF SECTION 23 AND PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER. STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, WHICH POINT IS ON THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 23, 47.94 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST ¼ AND WHICH POINT IS ALSO ON THE EAST LINE OF YORK STREET;
THENCE NORTH 00"07'00" WEST PARALLEL WITH AND 47.94 FEET WEST OF THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 23 AND ALONG THE EAST LINE OF YORK STREET, A DISTANCE OF 225.69 FEET;
THENCE NORTH 89"56'24" EAST, A DISTANCE OF 46.57 FEET;
THENCE SOUTH 75'42'55" EAST, A DISTANCE OF 46.50 FEET;
THENCE NORTH 89"56'24" EAST, A DISTANCE OF 136.23 FEET;
THENCE SOUTH 00"07'00" EAST, A DISTANCE OF 17.00 FEET;
THENCE NORTH 89"56'24" EAST, A DISTANCE OF 197.17 FEET;
THENCE SOUTH 00'07'00" EAST, A DISTANCE OF 196.22 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 24;
THENCE SOUTH 89"48'42" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 24, A DISTANCE OF 425.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.
THE DESCRIBED CONTAINS 88,265 SQ. FT. OR 2.0263 ACRES, MORE OR LESS.

TOGETHER WITH:

LOTS 1 THROUGH 6, INCLUSIVE, AND THE NORTH ONE-HALF OF LOT 7, BLOCK 1, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, AND LOTS 1 THROUGH 6, INCLUSIVE, AND THE NORTH ONE-HALF OF LOT 7, BLOCK 1, LESSIG ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO

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

Section 4. PUD-G 35, as filed in the words and figures contained and set forth therein, available in the office and on the web page of City Council, and filed in the office of the City Clerk on the 11th day of September 2024, under City Clerk's Filing No. 20240116, is hereby approved.

Section 6. That this ordinance shall be recorded by the Manager of Community Planning and Development in the real property records of the Denver County Clerk and Recorder.

COMMITTEE APPROVAL DATE: September 10, 2024

MAYOR-COUNCIL DATE: N/A

PASSED BY THE COUNCIL: _____

_____ - PRESIDENT

APPROVED: _____ - MAYOR _____

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: September 12, 2024

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: _____, Assistant City Attorney DATE: _____