

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2019

COUNCIL BILL NO. CB19-0753  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for multiple properties generally bounded by the South Platte River, Race Court, the BNSF railway property and East 46th Avenue in Elyria and Swansea.**

**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, and will result in regulations and restrictions that are uniform within the CMP-NWC-C, UO-2; CMP-NWC-G, UO-2; CMP-NWC-F, UO-2; and CMP-NWC-R, UO-2 districts.

**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 I-A, UO-2; I-B, UO-2; and I-MX-5, UO-2.

b. It is proposed that the land area hereinafter described be changed to CMP-NWC-C, UO-2; CMP-NWC-G, UO-2; CMP-NWC-F, UO-2; and CMP-NWC-R, UO-2.

**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 I-A, UO-2 and I-B, UO-2 to CMP-NWC-C, UO-2:

**PARCEL C**

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 14 & THE NORTH HALF OF SECTION 23, 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: CONSIDERING THE NORTH-SOUTH CENTER LINE OF SECTION 14 TO BEAR NORTH 00°20'34" EAST, A DISTANCE OF 2,657.09 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION T3S R68W 1/4 S14 S23 1994 PLS 23521" AT THE SOUTH QUARTER CORNER OF SECTION 14 AND A FOUND 2" BRASS CAP STAMPED "T3S R68W C 1/4 S14 1996 LS 17650" AT THE CENTER QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE S14° 10' 18"W, A DISTANCE OF 3,052.08 FEET TO THE NORTHWESTERLY RIGHT OF WAY

1 LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD, BEING THE POINT OF  
2 BEGINNING:

3  
4 THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO COURSES;

5 1) THENCE S45° 30' 05"W, A DISTANCE OF 269.27 FEET;

6 2) THENCE S38° 16' 24"W, A DISTANCE OF 59.70 FEET;

7 THENCE N54° 47' 25"W, A DISTANCE OF 312.63 FEET;

8 THENCE S26° 40' 09"W, A DISTANCE OF 165.06 FEET;

9 THENCE N63° 14' 01"W, A DISTANCE OF 105.88 FEET;

10 THENCE N62° 05' 55"W, A DISTANCE OF 64.92 FEET;

11 THENCE S89° 44' 59"W, A DISTANCE OF 120.32 FEET;

12 THENCE N04° 15' 07"W, A DISTANCE OF 203.84 FEET;

13 THENCE N61° 30' 43"W, A DISTANCE OF 155.02 FEET TO A POINT 100.00 FEET

14 PERPENDICULAR TO THE EASTERLY RIGHT OF WAY LINE OF THE OFFICIAL

15 CHANNEL OF THE SOUTH PLATTE RIVER, PER ORDINANCE NO. 33, SERIES 1926;

16 THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT, HAVING A

17 RADIUS OF 1,055.37 FEET, A CENTRAL ANGLE OF 15° 02' 07", AN ARC LENGTH OF

18 276.95 FEET, THE CHORD OF WHICH BEARS N08° 06' 43"E, A DISTANCE OF 276.15  
19 FEET;

20 THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A

21 CENTRAL ANGLE OF 08° 40' 40", AN ARC LENGTH OF 76.31 FEET, THE CHORD OF

22 WHICH BEARS S74° 13' 20"E, A DISTANCE OF 76.24 FEET;

23 THENCE N02° 21' 55"E, A DISTANCE OF 362.06 FEET;

24 THENCE S87° 45' 59"E, A DISTANCE OF 110.92 FEET;

25 THENCE S56° 31' 27"E, A DISTANCE OF 403.21 FEET;

26 THENCE S08° 29' 06"E, A DISTANCE OF 153.18 FEET;

27 THENCE S44° 46' 47"E, A DISTANCE OF 546.74 FEET, TO THE PONT OF BEGINNING.

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29 CONTAINING 535,015 SQUARE FEET, OR 12.282 ACRES, MORE OR LESS.

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31 In addition, thereto all vacated street or alley rights of way lying adjacent to described areas.

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

35  
36 **Section 3.** That the zoning classification of the land area in the City and County of Denver  
37 described as follows shall be and hereby is changed from I-A, UO-2; I-B, UO-2; I-MX-5, UO-2 to CMP-  
38 NWC-G, UO-2:

39 **Parcel B**

40 A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 14 & THE NORTH  
41 HALF OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH  
42 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO,  
43 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONSIDERING THE  
44 NORTH-SOUTH CENTER LINE OF SECTION 14 TO BEAR NORTH 00°20'34" EAST, A  
45 DISTANCE OF 2,657.09 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED  
46 "COLO DEPT OF TRANSPORTATION T3S R68W 1/4 S14 S23 1994 PLS 23521" AT THE  
47 SOUTH QUARTER CORNER OF SECTION 14 AND A FOUND 2" BRASS CAP STAMPED

"T3S R68W C 1/4 S14 1996 LS 17650" AT THE CENTER QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE S02° 26' 42"W, A DISTANCE OF 2,324.25 FEET TO THE NORTHWESTERLY LINE OF THE BURLINGTON NORTHERN SANTA FE RIGHT OF WAY, BEING THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO COURSES;

1) S45° 29' 15"W A DISTANCE OF 479.30 FEET;

2) S45° 29' 43"W A DISTANCE OF 429.47 FEET;

THENCE N44° 46' 47"W, A DISTANCE OF 546.74 FEET;

THENCE N08° 29' 06"W, A DISTANCE OF 153.18 FEET;

THENCE N56° 31' 27"W, A DISTANCE OF 403.20 FEET;

THENCE N87° 45' 59"W, A DISTANCE OF 110.92 FEET;

THENCE N02° 21' 55"E, A DISTANCE OF 96.13 FEET;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 530.50 FEET, A CENTRAL ANGLE OF 32° 19' 06", AN ARC LENGTH OF 299.23 FEET, THE CHORD OF WHICH BEARS N18° 31' 28"E, A DISTANCE OF 295.28 FEET;

THENCE N34° 41' 01"E, A DISTANCE OF 323.59 FEET;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 717.00 FEET, A CENTRAL ANGLE OF 35° 13' 24", AN ARC LENGTH OF 440.78 FEET, THE CHORD OF WHICH BEARS N52° 17' 43"E, A DISTANCE OF 433.88 FEET;

THENCE N69° 54' 24"E, A DISTANCE OF 494.47 FEET;

THENCE S21° 26' 05"E, A DISTANCE OF 553.98 FEET;

THENCE S59° 27' 41"W, A DISTANCE OF 70.73 FEET;

THENCE S59° 13' 21"W, A DISTANCE OF 67.65 FEET;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,069.96 FEET, A CENTRAL ANGLE OF 11° 23' 10", AN ARC LENGTH OF 213.56 FEET, THE CHORD OF WHICH BEARS S53° 37' 28"W, A DISTANCE OF 213.21 FEET;

THENCE S45° 26' 37"E, A DISTANCE OF 704.01 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1,501,419 SQUARE FEET OR 34.468 ACRES, MORE OR LESS.

In addition, thereto all vacated street or alley rights of way lying adjacent to described areas.

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.** 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 I-A, UO-2 and I-B, UO-2 to CMP-NWC-F, UO-2:

**Parcel A**

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 14, 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: CONSIDERING THE NORTH-SOUTH CENTER LINE OF SECTION 14 TO BEAR NORTH 00°20'34" EAST, A DISTANCE OF 26,57.09 FEET BETWEEN A FOUND

3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION T3S R68W 1/4 S14 S23 1994 PLS 23521" AT THE SOUTH QUARTER CORNER OF SECTION 14 AND A FOUND 2" BRASS CAP STAMPED "T3S R68W C 1/4 S14 1996 LS 17650" AT THE CENTER QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE S09° 33' 01"E, A DISTANCE OF 307.86 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF RACE CT., BEING THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO COURSES;

- 1) S54° 35' 18"E, A DISTANCE OF 1,266.41 FEET;
- 2) S44° 35' 50"E, A DISTANCE OF 73.60 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD;

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR COURSES;

- 1) S57° 21' 35"W, A DISTANCE OF 255.32 FEET;
- 2) S45° 26' 55"W, A DISTANCE OF 1035.79 FEET;
- 3) S37° 21' 55"W, A DISTANCE 371.13 FEET;
- 4) S37° 20' 31"W, A DISTANCE OF 91.80 FEET;

THENCE N45° 26' 37"W, A DISTANCE OF 704.01 FEET.

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,069.96 FEET, A CENTRAL ANGLE OF 11° 26' 10", AN ARC LENGTH OF 213.56 FEET, THE CHORD OF WHICH BEARS N53° 37' 28"E, A DISTANCE OF 213.21 FEET;

THENCE N59° 13' 21"E, A DISTANCE OF 67.65 FEET;

THENCE N59° 27' 41"E, A DISTANCE OF 70.73 FEET;

THENCE N21° 26' 05"W, A DISTANCE OF 531.99 FEET;

THENCE N69° 54' 24"E, A DISTANCE OF 212.43 FEET;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 505.49 FEET, A CENTRAL ANGLE OF 68° 00' 18", AN ARC LENGTH OF 599.97 FEET, THE CHORD OF WHICH BEARS N35° 53' 00"E, A DISTANCE OF 565.37 FEET;

THENCE N00° 20' 34"E, A DISTANCE OF 91.40 FEET;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,397.64 FEET, A CENTRAL ANGLE OF 08° 40' 18", AN ARC LENGTH OF 211.54 FEET, THE CHORD OF WHICH BEARS N06° 33' 42"E, A DISTANCE OF 211.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,546,755 SQUARE FEET OR 35.509 ACRES, MORE OR LESS.

In addition, thereto all vacated street or alley rights of way lying adjacent to described areas.

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.

#### **Parcel D1**

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS

1 FOLLOWS: CONSIDERING THE NORTH-SOUTH CENTER LINE OF SECTION 14 TO  
2 BEAR NORTH 00°20'34" EAST, A DISTANCE OF 2,657.09 FEET BETWEEN A FOUND  
3 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION T3S R68W 1/4  
4 S14 S23 1994 PLS 23521" AT THE SOUTH QUARTER CORNER OF SECTION 14 AND A  
5 FOUND 2" BRASS CAP STAMPED "T3S R68W C 1/4 S14 1996 LS 17650" AT THE  
6 CENTER QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED  
7 HEREIN RELATIVE THERETO.

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9 COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE S16°  
10 59' 32"W, A DISTANCE OF 3,340.63 FEET TO THE NORTHWESTERLY RIGHT OF WAY  
11 LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD, BEING THE POINT OF  
12 BEGINNING:

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14 THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE COURSES;

- 15 1) S38° 16' 24"W, A DISTANCE OF 36.28 FEET;
- 16 2) S45° 29' 01"W, A DISTANCE OF 534.04 FEET;
- 17 3) S45° 27' 12"W, 494.60 FEET TO THE NORTHERLY RIGHT OF WAY OF 46<sup>TH</sup> AVE.

18 THENCE N89° 56' 11"W A DISTANCE OF 55.54 FEET TO THE EASTERLY RIGHT OF  
19 WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD;

20 THENCE ALONG SAID RIGHT OF WAY ON A CURVE TO THE LEFT, HAVING A RADIUS  
21 OF 640.66 FEET, A CENTRAL ANGLE OF 28° 19' 36", AN ARC LENGTH OF 316.74  
22 FEET, THE CHORD OF WHICH BEARS N03°44' 55"E, A DISTANCE OF 313.25 FEET;

23 THENCE N47° 19' 35"E, A DISTANCE OF 213.25 FEET;

24 THENCE N03° 55' 53"W, A DISTANCE OF 251.29 FEET;

25 THENCE N29° 52' 06"W, A DISTANCE OF 36.22 FEET;

26 THENCE N04° 19' 17"W, A DISTANCE OF 113.62 FEET;

27 THENCE N29° 51' 49"W, A DISTANCE OF 216.17 FEET TO A POINT 100.00 FEET  
28 PERPENDICULAR TO THE EASTERLY RIGHT OF WAY LINE OF THE OFFICIAL

29 CHANNEL OF THE SOUTH PLATTE RIVER, PER ORDINANCE NO. 33, SERIES 1926;

30 THENCE 100.00, FEET PARALLEL WITH AND PERPENDICULAR TO SAID RIGHT OF  
31 WAY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1,055.37 FEET, A CENTRAL  
32 ANGLE OF 05° 33' 26", AN ARC LENGTH OF 102.36 FEET, THE CHORD OF WHICH

33 BEARS N18° 25' 13"E, A DISTANCE OF 102.32 FEET

34 THENCE S61° 30' 43"E, A DISTANCE OF 155.07 FEET;

35 THENCE S04° 15' 07"E, A DISTANCE OF 203.84 FEET;

36 THENCE N89° 44' 59"E, A DISTANCE OF 120.32 FEET;

37 THENCE S62° 05' 55"E, A DISTANCE OF 64.92 FEET;

38 THENCE S63° 14' 01"E, A DISTANCE OF 105.88 FEET;

39 THENCE N26° 40' 09"E, A DISTANCE OF 165.06 FEET;

40 THENCE S54° 47' 25"E, A DISTANCE OF 312.63 FEET TO THE POINT OF BEGINNING.

41 CONTAINING 352,341 SQUARE FEET OF 8.089 ACRES, MORE OR LESS.

42  
43 In addition, thereto all vacated street or alley rights of way lying adjacent to described areas.

1 In addition, thereto those portions of all abutting public rights-of-way, but only to the centerline  
2 thereof, which are immediately adjacent to the aforesaid specifically described area.  
3

4 **PARCEL D2**

5 A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, TOWNSHIP 3  
6 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF  
7 DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS  
8 FOLLOWS: CONSIDERING THE NORTH-SOUTH CENTER LINE OF SECTION 14 TO  
9 BEAR NORTH 00°20'34" EAST, A DISTANCE OF 2,657.09 FEET BETWEEN A FOUND  
10 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION T3S R68W 1/4  
11 S14 S23 1994 PLS 23521" AT THE SOUTH QUARTER CORNER OF SECTION 14 AND A  
12 FOUND 2" BRASS CAP STAMPED "T3S R68W C 1/4 S14 1996 LS 17650" AT THE  
13 CENTER QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED  
14 HEREIN RELATIVE THERETO.  
15

16 COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE S25°  
17 00' 42"W, A DISTANCE OF 4,352.73 FEET TO INTERSECTION OF THE WESTERLY  
18 RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD AND  
19 THE NORTHERLY RIGHT OF WAY LINE OF 46<sup>TH</sup> AVE., BEING THE POINT OF  
20 BEGINNING:  
21

22 THENCE N89° 56' 11"W A DISTANCE OF 371.07 FEET;  
23 THENCE N61° 10' 19"W A DISTANCE OF 86.32 FEET TO THE EASTERLY RIGHT OF  
24 WAY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER, PER  
25 ORDINANCE NO. 33, SERIES 1926;  
26 THENCE N22° 41' 26"E ALONG SAID RIGHT OF WAY A DISTANCE OF 644.57 FEET TO  
27 THE WESTERLY RIGHT OF WAY LINE WESTERLY RIGHT OF WAY LINE OF THE  
28 BURLINGTON NORTHERN SANTA FE RAILROAD;  
29 THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO COURSES;  
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- 31 1) S55° 28' 13"E A DISTANCE OF 123.74 FEET;
- 32 2) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 590.66 FEET, A  
33 CENTRAL ANGLE OF 58° 12' 57", AN ARC LENGTH OF 600.15 FEET, THE  
34 CHORD OF WHICH BEARS S09°37' 36"E, A DISTANCE OF 574.66 FEET TO THE  
35 POINT OF BEGINNING.  
36

CONTAINING 200,220 SQUARE FEET OR 4.596 ACRES, MORE OR LESS.

37 In addition, thereto all vacated street or alley rights of way lying adjacent to described areas.  
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39 In addition, thereto those portions of all abutting public rights-of-way, but only to the centerline  
40 thereof, which are immediately adjacent to the aforesaid specifically described area.  
41

42 **Section 5.** That the zoning classification of the land area in the City and County of Denver  
43 described as follows shall be and hereby is changed from I-A, UO-2 and I-B, UO-2 to CMP-NWC-R,  
44 UO-2:  
45  
46

**PARCEL E**

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, 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: CONSIDERING THE NORTH-SOUTH CENTER LINE OF SECTION 14 TO BEAR NORTH 00°20'34" EAST, A DISTANCE OF 2,657.09 FEET BETWEEN A FOUND 3.25" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION T3S R68W 1/4 S14 S23 1994 PLS 23521" AT THE SOUTH QUARTER CORNER OF SECTION 14 AND A FOUND 2" BRASS CAP STAMPED "T3S R68W C 1/4 S14 1996 LS 17650" AT THE CENTER QUARTER CORNER OF SECTION 14, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID CENTER QUARTER CORNER OF SECTION 14; THENCE S43° 28' 19"W, A DISTANCE OF 1,529.31 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER, PER ORDINANCE NO. 33, SERIES 1926, SAID POINT BEING THE POINT OF BEGINNING:

THENCE S44° 26' 33"E, A DISTANCE OF 43.87 FEET;  
THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 273.00 FEET, A CENTRAL ANGLE OF 01° 13' 49", AN ARC LENGTH OF 5.86 FEET, THE CHORD OF WHICH BEARS S43°49' 39"E, A DISTANCE OF 5.86 FEET;  
THENCE S47° 04' 18"W, A DISTANCE OF 164.50 FEET;  
THENCE S42° 55' 43"E, A DISTANCE OF 22.26 FEET;  
THENCE N69° 58' 11"E, A DISTANCE OF 165.11 FEET;  
THENCE S30° 05' 36"E, A DISTANCE OF 61.78 FEET;  
THENCE S69° 54' 24"W, A DISTANCE OF 42.92 FEET;  
THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 717.00 FEET, A CENTRAL ANGLE OF 35° 13' 24", AN ARC LENGTH OF 440.78 FEET, THE CHORD OF WHICH BEARS S52°17' 43"W, A DISTANCE OF 433.88 FEET;  
THENCE S34° 41' 01"W, A DISTANCE OF 323.59 FEET;  
THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 530.50 FEET, A CENTRAL ANGLE OF 32° 19' 06", AN ARC LENGTH OF 299.23 FEET, THE CHORD OF WHICH BEARS S18°31' 28"W, A DISTANCE OF 295.28 FEET;  
THENCE S02° 21' 55"W, A DISTANCE OF 458.19 FEET;  
THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 08° 44' 46", AN ARC LENGTH OF 76.32 FEET, THE CHORD OF WHICH BEARS N74°13' 23"W, A DISTANCE OF 76.25 FEET TO A POINT 100.00 FEET PERPENDICULAR TO THE EASTERLY RIGHT OF WAY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER, PER ORDINANCE NO. 33, SERIES 1926;  
THENCE 100.00 PERPENDICULAR TO AND PARALLEL WITH SAID RIGHT OF WAY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,055.37 FEET, A CENTRAL ANGLE OF 20° 36' 29", AN ARC LENGTH OF 7379.59 FEET, THE CHORD OF WHICH BEARS S10°53' 50"W, A DISTANCE OF 377.55 FEET;  
THENCE N29°51' 49"W, A DISTANCE OF 133.29 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER, PER ORDINANCE NO. 33, SERIES 1926;

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR COURSES;

- 1) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 955.37 FEET, A  
CENTRAL ANGLE OF 15° 58' 50", AN ARC LENGTH OF 266.46 FEET, THE  
CHORD OF WHICH BEARS N08°10' 51"E, A DISTANCE OF 265.60 FEET;  
2) THENCE N00° 11' 26"E, A DISTANCE OF 317.9 FEET,  
3) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 955.37 FEET, A  
CENTRAL ANGLE OF 46° 53' 00", AN ARC LENGTH OF 781.49 FEET, THE  
CHORD OF WHICH BEARS N23°38' 25"E, A DISTANCE OF 759.88 FEET;  
4) THENCE N47° 04' 26"E, A DISTANCE OF 590.54 FEET, TO THE POINT OF  
BEGINNING.

CONTAINING 292,514 SQUARE FEET, OR 6.715 ACRES, MORE OR LESS.

In addition, thereto all vacated street or alley rights of way lying adjacent to described areas.


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 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: July 30, 2019

MAYOR-COUNCIL DATE: August 6, 2019

PASSED BY THE COUNCIL: September 9, 2019

 - PRESIDENT

APPROVED:  - MAYOR Sep 10, 2019

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: August 8, 2019

Pursuant to Section 13-12, 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.

Kristin M. Bronson, Denver City Attorney

BY: , Assistant City Attorney DATE: Aug 7, 2019