

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2024

COUNCIL BILL NO. CB24-0778  
COMMITTEE OF REFERENCE:

Land Use, Transportation and Infrastructure

**A BILL**

**For an ordinance designating certain property as “park” under section 2.4.5 of the City Charter the Great Lawn Park.**

**WHEREAS**, the following real property which is under the jurisdiction of the Denver Department of Parks and Recreation has been or will be used for park purposes within the City and County of Denver (“Park Property”):

A parcel of land located in the Southeast Quarter of Section 4, the Northeast Quarter of Section 9, and the Northwest Quarter of Section 10, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

Commencing at the South Quarter corner of said Section 4; Thence N68°17’11”E, a distance of 669.75 feet to a point on the Easterly line of Lowry Filing No. 9 recorded at Reception No. 2000126926 in the Clerk and Recorder’s Office of said City and County of Denver and the True Point of Beginning;

Thence N89°21’28”E, a distance of 348.71 feet; Thence N16°15’00”E, a distance of 127.04 feet; Thence N89°43’19”E, a distance of 109.30 feet; Thence N39°23’47”E, a distance of 156.27 feet; Thence S89°38’05”E, a distance of 109.28 feet to the Westerly line of a parcel of land recorded at Reception No. 2017074470 in said Clerk and Recorder’s Office;

Thence along the Westerly and Southerly lines of said parcel of land the following five (5) courses:

1. S6°15’42”E, a distance of 402.96 feet;
2. S89°44’10”E, a distance of 513.98 feet;
3. N22°28’10”E, a distance of 121.66 feet;
4. N28°22’57”W, a distance of 18.27 feet;
5. N53°07’01”E, a distance of 151.63 feet to the Southwest right of way line of Yosemite Street recorded at Reception No. 2020048983 in said Clerk and Recorder’s Office;

Thence along said Southwest right of way line the following three (3) courses:

1. S36°32’18”E, a distance of 1045.17 feet to a point of curvature;
2. Along the arc of a curve to the left having a radius of 1019.00 feet, a central angle of 3°22’12”, an arc length of 59.93 feet and whose chord bears S38°13’24”E, a distance of 59.92 feet;
3. S27°22’36”E, a distance of 42.47 feet to the Westerly corner of Tract B, Lowry Filing No. 14 recorded at Reception No. 2002098955 in said Clerk and Recorder’s Office;

Thence along the Westerly line of said Tract B the following three (3) courses:

1. S36°32'18"E, a distance of 42.16 feet;
2. S8°36'39"W, a distance of 62.41 feet;
3. S53°27'42"W, a distance of 25.35 feet to the Northerly corner of Parcel 3, Lowry Filing No. 26 recorded at Reception No. 2014066399;

Thence S53°27'42"W, along the Westerly line of said Parcel 3, a distance of 1353.92 feet to the most Easterly corner of a parcel of land recorded at Reception No. 2021121120 in said Clerk and Recorder's Office;

Thence along the Easterly and Northerly lines of said parcel of land the following four (4) courses:

1. N36°32'18"W, a distance of 315.36 feet;
2. S73°36'47"W, a distance of 119.72 feet;
3. N36°32'18"W, a distance of 170.31 feet;
4. S71°39'22"W, a distance of 462.95 feet to the Easterly line of Lowry Filing No. 3 recorded at Reception No. 9800190950 in said Clerk and Recorder's Office;

Thence N6°11'44"W, along said Easterly line, a distance of 51.15 feet to the Southwest corner of a parcel of land recorded at Reception No. 9800220513 in said Clerk and Recorder's Office;

Thence along the Southerly and Easterly lines of said parcel of land the following three (3) courses:

1. N71°39'22"E, a distance of 435.75 feet;
2. N6°11'44"W, a distance of 554.11 feet;
3. N0°11'15"E, a distance of 103.28 feet to the Southeast corner of a parcel of land recorded at Reception No. 2008071394 in said Clerk and Recorder's Office;

Thence along the Easterly and Northerly lines of said parcel of land the following two (2) courses:

1. N0°11'15"E, a distance of 321.17 feet;
2. N90°00'00"W, a distance of 475.96 feet to the Easterly line of Lowry Filing No. 6 recorded at Reception No. 2000107321 in said Clerk and Recorder's Office;

Thence along said Easterly line the following four (4) courses:

1. N6°11'44"W, a distance of 77.36 feet;
2. N16°24'16"E, a distance of 96.28 feet;
3. N6°11'44"W, a distance of 36.77 feet;
4. N28°47'43"W, a distance of 83.74 feet to a point on the Easterly line of said Lowry Filing No. 9;

Thence along said Easterly line the following three (3) courses:

1. N28°47'43"W, a distance of 7.66 feet;
2. Along the arc of a curve to the right having a radius of 284.00 feet, a central angle of 13°15'53", an arc length of 65.75 feet and whose chord bears N6°09'10"W, a distance of 65.60 feet;
3. N0°28'46"E, a distance of 53.03 feet to the True Point of Beginning.

Bearings are based on the South line of the Southeast Quarter of Section 4, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of

1 Colorado, said line bearing S89°44'10"E, a distance of 2640.93 feet. The South Quarter  
2 corner of said Section 4 is a 3-1/4" aluminum cap in a monument box stamped "BRW Inc  
3 PLS 20683". The Southeast corner of said Section 4 is a 3-1/4" aluminum cap in monument  
4 box stamped "URS Corp PLS 20683".  
5

6 **WHEREAS**, the Parks and Recreation Advisory Board and the Executive Director of Parks  
7 and Recreation have recommended that said Park Property be formally designated as a "park"  
8 under section 2.4.5 of the City Charter.

9 **BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

10 **Section 1.** That the Park Property, legally described above, is hereby designated as a "park"  
11 under section 2.4.5 of the City Charter, and shall henceforth be regarded as being a designated park  
12 in the City and County of Denver, such designation being subject to any existing utilities lawfully  
13 located in the Park Property as of the date of this park designation.  
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16 COMMITTEE APPROVAL DATE: June 18, 2024

17 MAYOR-COUNCIL DATE: June 25, 2024

18 PASSED BY THE COUNCIL: \_\_\_\_\_

19 \_\_\_\_\_ - PRESIDENT

20 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

21 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
22 EX-OFFICIO CLERK OF THE  
23 CITY AND COUNTY OF DENVER

24 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_; \_\_\_\_\_

25 PREPARED BY: Jason D. Moore, Assistant City Attorney DATE: July 3, 2024

26 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the  
27 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
28 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §  
29 3.2.6 of the Charter.  
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31 Kerry Tipper, Denver City Attorney

32 BY: Anakul Bagga, Assistant City Attorney DATE: Jul 2, 2024  
33 \_\_\_\_\_