

**BY AUTHORITY**

1  
2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2025

COUNCIL BILL NO. CB24-1869  
COMMITTEE OF REFERENCE:  
South Platte River

**A BILL**

6 **For an ordinance relinquishing a portion of the easement established in**  
7 **Ordinance No. 20171152, Series of 2017, recorded with the Denver Clerk &**  
8 **Recorder at Reception No. 2017146893, located near the intersection of**  
9 **Wynkoop Street and 40th Street.**

10 **WHEREAS**, the Executive Director of the Department of Transportation and Infrastructure of  
11 the City and County of Denver has found and determined that the public use, convenience and  
12 necessity no longer requires a portion of the easement in the area hereinafter described, and subject  
13 to approval by ordinance, has relinquished the same;

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

15 **Section 1.** That the action of the Executive Director of the Department of Transportation  
16 and Infrastructure in relinquishing a portion of the easement established in Ordinance No. 20171152,  
17 Series of 2017, recorded with the Denver Clerk & Recorder at Reception No. 2017146893, in the  
18 following area:

19 **PARCEL DESCRIPTION ROW NO. 2023-RELINQ-0000012-001:**

20 A PARCEL OF LAND BEING A PORTION OF VACATED WYNKOOP STREET NORTHEAST OF  
21 40TH STREET AND ADJACENT TO BLOCK 27, ST. VINCENT'S ADDITION TO DENVER, THAT  
22 WAS VACATED BY ORDINANCE 20171152, SERIES 2017, RECORDED AT RECEPTION  
23 NUMBER 2017146893, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST  
24 QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH  
25 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING  
26 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

27  
28 BEGINNING AT THE MOST WESTERLY CORNER OF SAID BLOCK 27, ST. VINCENT'S  
29 ADDITION, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHEASTERLY  
30 RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD AND THE NORTHEASTERLY  
31 RIGHT-OF-WAY LINE OF 40TH STREET; THENCE S44°48'31"E ALONG THE SAID  
32 NORTHEASTERLY RIGHT-OF-WAY LINE OF 40TH STREET, 266.03 FEET TO THE  
33 TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE MOST SOUTHERLY  
34 CORNER OF BLOCK 27, ST. VINCENT'S ADDITION; THENCE N44°58'33"E ALONG THE  
35 SOUTHEASTERLY LINE OF SAID BLOCK 27, 228.47 FEET TO A POINT ON THE EAST  
36 LINE OF SAID BLOCK 27 ST. VINCENT'S ADDITION; THENCE S00°03'46"W ALONG AN  
37 EXTENSION OF THE EAST LINE OF SAID BLOCK 27, 26.04 FEET TO A

1 SOUTHEASTERLY LINE OF THE PROPERTY RECORDED AT RECEPTION NUMBER  
2 2022089555; THENCE ALONG SAID SOUTHEASTERLY LINES THE FOLLOWING  
3 THREE (3) COURSES 1) S44°58'43"W A DISTANCE OF 70.71 FEET 2) THENCE  
4 S00°07'12"W A DISTANCE OF 43.97 FEET; 3) THENCE S44°58'11"W A DISTANCE OF  
5 108.34 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 40TH  
6 STREET EXTENDED; THENCE ALONG SAID RIGHT-OF WAY LINE EXTENDED,  
7 N44°48'31"W A DISTANCE OF 49.41 FEET TO THE POINT OF BEGINNING.

8  
9 SAID PARCEL CONTAINS 0.181 ACRES, (7,873 SQUARE FEET), MORE OR LESS.

10  
11 BASIS OF BEARINGS

12  
13 BEARINGS ARE BASED ON THE 20' RANGE LINE, IN 40TH AVENUE ASSUMED TO  
14 BEAR N44°48'31"W BEING MONUMENTED BY A FOUND 1' SQUARE BAR IN RANGE  
15 BOX AT THE INTERSECTION OF 40TH STREET AND WYNKOOP STREET AND BY A  
16 FOUND #6 REBAR WITH A 2-1/2" ALUMINUM CAP PLS #29425 IN RANGE BOX AT THE  
17 INTERSECTION OF 40TH STREET AND BRIGHTON BOULEVARD

18  
19 be and the same is hereby approved and that a portion of the easement within the above-described  
20 area is hereby relinquished.

21  
22 COMMITTEE APPROVAL DATE: January 8, 2025 by Consent

23 MAYOR-COUNCIL DATE: January 14, 2025

24 PASSED BY THE COUNCIL: \_\_\_\_\_

25 \_\_\_\_\_ - PRESIDENT

26 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

27 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
28 EX-OFFICIO CLERK OF THE  
29 CITY AND COUNTY OF DENVER

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

31 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: January 16, 2025

32 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the Office of the  
33 City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
34 ordinance. The proposed ordinance is submitted to the City Council for approval pursuant to § 3.2.6  
35 of the Charter.

36  
37 Kerry Tipper, Denver City Attorney

38  
39 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_