

BY AUTHORITY

ORDINANCE NO. _____

COUNCIL BILL NO. CBXX-XXXX

SERIES OF 2026

COMMITTEE OF REFERENCE:

TBD

A BILL

For an ordinance vacating a portion of the right of way adjacent to Interstate 25 and South Santa Fe Drive, with reservations.

WHEREAS, the Executive Director of the Department of Transportation and Infrastructure of the City and County of Denver has found and determined that the public use, convenience and necessity no longer require that certain area in the system of thoroughfares of the municipality hereinafter described and, subject to approval by ordinance, has vacated the same with the reservations hereinafter set forth;

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

Section 1. That the action of the Executive Director of the Department of Transportation and Infrastructure in vacating the following described right-of-way in the City and County of Denver, State of Colorado, to wit:

PARCEL DESCRIPTION ROW NO. TBD:

A PART OF INTERSTATE 25, UNIT 5 DESCRIBED IN ORDINANCE 3 OF SERIES 1962 IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, MARKED BY A 3 – 1/4" ALUMINUM CAP ON A 3/4" REBAR IN A RANGE BOX, STAMPED "JF SATO & ASSOC., 1/4. S15/S22, T4N R68W, PLS 37056, 2017", FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 15, MARKED BY A FOUND STONE WITH DIVOT IN A MONUMENT BOX, IS ASSUMED TO BEAR NORTH 00°44'36" WEST, A DISTANCE OF 2647.74 FEET;

THENCE NORTH 42°17'52" WEST, A DISTANCE OF 2,693.81 FEET TO THE SOUTHWEST CORNER OF TRACT C, BROADWAY STATION FILING NO. 4, RECORDED AT RECEPTION NUMBER 2024026313 ON APRIL 01, 2024 OF SAID RECORDS AND ALSO BEING A POINT ON THE EASTERLY LINE OF S. SANTA FE DR. RECORDED IN BOOK 3501 AT PAGE 520 ON OCTOBER 12, 1922 OF SAID RECORDS;

THENCE NORTH 32°45'00" WEST, COINCIDENT WITH SAID WESTERLY LINE OF TRACT C AND SAID EASTERLY LINE OF S. SANTA FE DR., A DISTANCE OF 26.01 FEET TO A WESTERLY CORNER OF SAID TRACT C AND THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 32°45'00" WEST, ALONG SAID EASTERLY LINE OF S. SANTA FE DR., A DISTANCE OF 19.31 FEET;

1 THENCE NORTH 26°07'32" WEST, A DISTANCE OF 521.89 FEET;
2 THENCE NORTH 37°44'04" EAST, A DISTANCE OF 152.39 FEET;
3 THENCE SOUTH 74°35'10" EAST, A DISTANCE OF 672.88 FEET;
4 THENCE SOUTH 00°36'02" EAST, A DISTANCE OF 24.88 FEET TO THE NORTHERLY LINE OF
5 TRACT CC OF SAID BROADWAY STATION FILING NO. 4;
6 THENCE NORTH 78°08'57" WEST, COINCIDENT WITH SAID NORTHERLY LINE OF TRACT CC,
7 A DISTANCE OF 19.17 FEET TO THE NORTHWEST CORNER OF SAID TRACT CC;
8 THENCE SOUTH 84°21'13" WEST, A DISTANCE OF 29.21 FEET TO THE NORTHEAST CORNER
9 OF TRACT EE OF SAID BROADWAY STATION FILING NO. 4;
10 THENCE, COINCIDENT WITH THE NORTHERLY AND WESTERLY LINES OF SAID BROADWAY
11 STATION FILING NO. 4, THE FOLLOWING ELEVEN (11) COURSES:
12 1. SOUTH 89°06'51" WEST, A DISTANCE OF 125.00 FEET;
13 2. NORTH 00°32'56" WEST, A DISTANCE OF 25.00 FEET;
14 3. SOUTH 89°06'51" WEST, A DISTANCE OF 170.00 FEET;
15 4. NORTH 00°32'56" WEST, A DISTANCE OF 50.00 FEET;
16 5. NORTH 79°44'49" WEST, A DISTANCE OF 174.83 FEET;
17 6. SOUTH 71°38'51" WEST, A DISTANCE OF 81.77 FEET;
18 7. SOUTH 37°59'28" WEST, A DISTANCE OF 31.96 FEET;
19 8. SOUTH 06°51'15" WEST, A DISTANCE OF 75.63 FEET;
20 9. SOUTH 21°29'09" EAST, A DISTANCE OF 294.78 FEET;
21 10. NORTH 89°49'48" EAST, A DISTANCE OF 10.81 FEET;
22 11. SOUTH 00°37'16" EAST, A DISTANCE OF 103.94 FEET TO THE **POINT OF BEGINNING**.
23 THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 78,057 SQUARE FEET OR
24 1.791 ACRES, MORE OR LESS
25 be and the same is hereby approved and the described right-of-way is hereby vacated and declared
26 vacated, and as a result thereof, title to the above-described parcel shall vest in Broadway Station
27 Metropolitan District No. 1 as the owner of land abutting the vacated right-of-way;
28
29 PROVIDED, HOWEVER, said vacation shall be subject to the following reservation:
30 A perpetual, non-exclusive easement is hereby reserved by the City and County of Denver, its
31 successors and assigns, over, under, across, along and through the vacated area for the purposes
32 of constructing, operating, maintaining, repairing, upgrading and replacing public or private utilities
33 including, without limitation, storm drainage, sanitary sewer, and water facilities and all
34 appurtenances to said utilities. A hard surface shall be maintained by the property owner over the
35 entire easement area. The City reserves the right to authorize the use of the reserved easement by

1 all utility providers with existing facilities in the easement area. No trees, fences, retaining walls,
2 landscaping or structures shall be allowed over, upon or under the easement area. Any such
3 obstruction may be removed by the City or the utility provider at the property owner's expense. The
4 property owner shall not re-grade or alter the ground cover in the easement area without permission
5 from the City and County of Denver. The property owner shall be liable for all damages to such
6 utilities, including their repair and replacement, at the property owner's sole expense. The City and
7 County of Denver, its successors, assigns, licensees, permittees and other authorized users shall
8 not be liable for any damage to property owner's property due to use of this reserved easement.

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10 COMMITTEE APPROVAL DATE: TBD

11 MAYOR-COUNCIL DATE: TBD

12 PASSED BY THE COUNCIL: _____

13 _____ - PRESIDENT

14 APPROVED: _____ - MAYOR _____

15 ATTEST: _____ - CLERK AND RECORDER,
16 EX-OFFICIO CLERK OF THE
17 CITY AND COUNTY OF DENVER

18 NOTICE PUBLISHED IN THE DENVER POST: _____ ; _____

19 PREPARED BY: Bradley A. Beck, Assistant City Attorney DATE: TBD

20 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the
21 City Attorney. We find no irregularity as to form and have no legal objection to the proposed
22 ordinance. The proposed ordinance is submitted to the City Council for approval pursuant to
23 § 3.2.6 of the Charter.

24
25 Miko Ando Brown, Denver City Attorney

26
27 BY: _____, Assistant City Attorney DATE: _____