

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2025

COUNCIL BILL NO. CB25-0337
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance relinquishing the sewer easement reserved in the Property Deed, recorded with the Denver Clerk & Recorder at Reception No. 9900004241 (now known as Reception No. 1999004241), located at 3800 North Xanthia Street.

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 requires the easement reserved in the second paragraph in the above referenced Property Deed, also referred to as a sanitary sewer easement, sewer easement and drainage easement in the Property Deed, in the area hereinafter described, and subject to approval by ordinance, has relinquished the same;

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 relinquishing the easement reserved in the second paragraph in the Property Deed, also referred to as a sanitary sewer easement, sewer easement and drainage easement in the Property Deed, recorded with the Denver Clerk & Recorder at Reception No. 9900004241 (now known as Reception No. 1999004241), in the following area:

PARCEL DESCRIPTION ROW NO. 2024-RELINQ-0000018-001:

THAT PARCEL DESCRIBED IN EXHIBIT 2 OF THAT PROPERTY DEED RECORDED AT RECEPTION NO. 9900004241 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 28 AND NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT AT E 35TH DRIVE AND N YOSEMITE STREET, AS MONUMENTED BY A RECOVERED 1-1/4" RED PLASTIC CAP STAMPED "URS CORP PLS 20683" 0.1' BELOW GRADE IN RANGE BOX, WHENCE THE RANGE POINT AT THE INTERSECTION OF N XANTHIA COURT AND E 35TH DRIVE, AS

1 MONUMENTED BY A RECOVERED #5 REBAR 0.2 BELOW GRADE IN RANGE BOX,
2 BEARS N 90°00'00" W, A DISTANCE OF 540.00 FEET, SAID 16' RANGE LINE FORMING
3 THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
4 THENCE N 07°03'21" E, A DISTANCE OF 379.28 FEET TO THE SOUTH CORNER OF
5 SAID EXHIBIT 2 PARCEL AND THE POINT OF BEGINNING;
6 THENCE ALONG THE PERIMETER OF SAID EXHIBIT 2 PARCEL THE FOLLOWING
7 EIGHT (8) COURSES:
8 1) N 26°58'39" W, A DISTANCE OF 193.35 FEET;
9 2) N 73°55'07" W, A DISTANCE OF 319.93 FEET;
10 3) N 26°52'42" W, A DISTANCE OF 270.39 FEET;
11 4) S 62°39'49" E, A DISTANCE OF 68.41 FEET;
12 5) S 26°52'42" E, A DISTANCE OF 197.49 FEET;
13 6) S 73°55'07" E, A DISTANCE OF 319.88 FEET;
14 7) S 26°58'39" E, A DISTANCE OF 140.68 FEET;
15 8) S 02°45'12" W, A DISTANCE OF 80.66 FEET TO THE POINT OF BEGINNING.
16 SAID PARCEL CONTAINS 28,836 SQUARE FEET OR 0.6620 ACRE, MORE OR LESS
17 be and the same is hereby approved and that the easement within the above-described area is
18 hereby relinquished.

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2 COMMITTEE APPROVAL DATE: March 18, 2025 by Consent
3 MAYOR-COUNCIL DATE: March 25, 2025
4 PASSED BY THE COUNCIL: _____
5 _____ - PRESIDENT
6 APPROVED: _____ - MAYOR _____
7 ATTEST: _____ - CLERK AND RECORDER,
8 EX-OFFICIO CLERK OF THE
9 CITY AND COUNTY OF DENVER
10 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____; _____
11 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: March 27, 2025
12 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the Office of the
13 City Attorney. We find no irregularity as to form and have no legal objection to the proposed
14 ordinance. The proposed ordinance is submitted to the City Council for approval pursuant to § 3.2.6
15 of the Charter.
16
17 Katie J. McLoughlin, Interim City Attorney
18
19 BY: _____, Assistant City Attorney DATE: _____