

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2025

COUNCIL BILL NO. CB25-0334  
COMMITTEE OF REFERENCE:  
South Platte River

**A BILL**

**For an ordinance changing a portion of the official channel and boundary lines of the South Platte River, established in Ordinance No. 165, Series of 1925, recorded with the Denver Clerk & Recorder at Book A-9, Page 722, located between West Evans Avenue and West Vassar Avenue.**

**WHEREAS**, the Executive Director of the Department of Transportation and Infrastructure of the City and County of Denver has found and determined that a portion of the South Platte River is not located within the official channel of the South Platte River, as established by Ordinance No. 165, Series of 1925, and the public use, convenience and necessity require that the official channel and boundary lines of the South Platte River be changed so as to include the actual location of the South Platte River, and subject to approval by ordinance, has changed 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 changing a portion of the official channel and boundary lines of the South Platte River, established in Ordinance No. 165, Series of 1925, recorded with the Denver Clerk & Recorder at Book A-9, Page 722, be changed and reestablished between West Evans Avenue and West Vassar Avenue so as to include the actual location of the South Platte River in the following area:

**PARCEL DESCRIPTION ROW NO. 2025-SRVY-0000042-001:**

A PARCEL OF LAND LYING PARTIALLY IN THE NORTHEAST QUARTER AND PARTIALLY IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND ALSO BEING LOCATED WITHIN THE BREENLOW PARK SUBDIVISION PLAT RECORDED MAY 2, 1890 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

1 COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 28, FROM WHENCE A  
2 DENVER RANGE POINT AT THE WESTERLY TERMINUS OF W. WARREN AVE. WEST OF S.  
3 GALAPAGO ST. BEARS N 11°05'35" E A DISTANCE OF 654.39 FEET;  
4 THENCE N 9°20'49" W A DISTANCE OF 1144.01 FEET TO A POINT ON THE EAST LINE OF  
5 THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER AS DESCRIBED IN ORDINANCE  
6 165, SERIES OF 1925, AND THE POINT OF BEGINNING;  
7 THENCE LEAVING SAID OFFICIAL CHANNEL S 5°14'53" E A DISTANCE OF 1724.10 FEET, TO  
8 A POINT OF CURVATURE;  
9 THENCE ALONG A CURVE TO THE RIGHT A DISTANCE OF 342.30 FEET, SAID CURVE  
10 HAVING A RADIUS OF 900.00 FEET, A DELTA ANGLE OF 21°47'29", AND A CHORD BEARING  
11 S 5°38'52" W A DISTANCE OF 340.24 FEET;  
12 THENCE S 16°32'36" W A DISTANCE OF 563.38 FEET TO A POINT ON THE EAST LINE OF  
13 THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER AS DESCRIBED IN ORDINANCE  
14 165, SERIES OF 1925;  
15 THENCE N 76°26'33" W A DISTANCE OF 150.21 FEET TO A POINT ON THE WEST LINE OF  
16 THE OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER AS DESCRIBED IN ORDINANCE  
17 165, SERIES OF 1925;  
18 THENCE N 16°32'36" E A DISTANCE OF 571.20 FEET TO A POINT OF CURVATURE;  
19 THENCE ALONG A CURVE TO THE LEFT A DISTANCE OF 285.25 FEET, SAID CURVE  
20 HAVING A RADIUS OF 750 FEET, A DELTA ANGLE OF 21°47'29", AND A CHORD BEARING N  
21 5°38'52" E A DISTANCE OF 283.53 FEET;  
22 THENCE N 5°14'53" W A DISTANCE OF 1731.00 FEET TO POINT ON THE WEST LINE OF THE  
23 OFFICIAL CHANNEL OF THE SOUTH PLATTE RIVER AS DESCRIBED IN ORDINANCE 165,  
24 SERIES OF 1925;  
25 THENCE N 87°22'57" E A DISTANCE OF 150.16 FEET TO THE POINT OF BEGINNING.

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27 THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS N 11°05'35" E, MONUMENTED ON  
28 THE SOUTHWEST BY THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 4,  
29 RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, A 3.25" ALUMINUM CAP MARKED "JACOBS  
30 T4S R68W ¼ S28|S27 2017 PLS38010", AND ON THE NORTHEAST BY A 2" ROCK CAP AT  
31 THE WESTERLY TERMINUS OF W. WARREN AVE. WEST OF S. GALAPAGO ST., MARKED  
32 "RP LS 38091"

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1 COMMITTEE APPROVAL DATE: March 19, 2025 by Consent  
2 MAYOR-COUNCIL DATE: March 25, 2025  
3 PASSED BY THE COUNCIL: \_\_\_\_\_  
4 \_\_\_\_\_ - PRESIDENT  
5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_  
6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER  
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_; \_\_\_\_\_  
10 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: March 27, 2025  
11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the Office of the  
12 City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §  
14 3.2.6 of the Charter.  
15  
16 Katie J. McLoughlin, Interim City Attorney  
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18 BY: Anshul Bagga, Assistant City Attorney DATE: Mar 27, 2025