

1 **BY AUTHORITY**

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

COUNCIL BILL NO. CB24-0336  
COMMITTEE OF REFERENCE:

4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance vacating a portion of right-of-way adjacent to 1040 East Colfax**  
7 **Avenue, without reservations.**

8 **WHEREAS**, the Executive Director of the Department of Transportation and Infrastructure of  
9 the City and County of Denver has found and determined that the public use, convenience and  
10 necessity no longer require that certain area in the system of thoroughfares of the municipality  
11 hereinafter described and, subject to approval by ordinance, has vacated the same, without  
12 reservations;

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

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

17 **PARCEL DESCRIPTION ROW NO. 2021-VACA-0000004-001:**

18 **LAND DESCRIPTION:**

19 A PORTION OF THAT PARCEL DESCRIBED IN RESOLUTION NO. CR14-0465 RECORDED AT  
20 RECEPTION NO. 2014070527, BEING A PORTION OF LOTS 13 THROUGH 17, BLOCK 37,  
21 PARK AVENUE ADDITION TO DENVER, AND OUTLOT B, BLOCK 104, BREWER'S ADDITION  
22 TO THE CITY OF DENVER LOCATED IN THE NORTHWEST QUARTER OF SECTION 2,  
23 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND  
24 COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED  
25 AS FOLLOWS:

26  
27 CONSIDERING THE 18' RANGE LINE OF CORONA STREET TO BEAR SOUTH 00°45'01"  
28 EAST, A DISTANCE OF 600.17 FEET BETWEEN A FOUND 2" ALUMINUM CAP STAMPED "PLS  
29 38162" IN CONCRETE WALK AT THE INTERSECTION OF COLFAX AVENUE AND CORONA  
30 STREET, AND A FOUND NO. 6 REBAR WITH ILLEGIBLE 2" ALUMINUM CAP IN RANGE BOX  
31 AT THE INTERSECTION OF 14TH AVENUE AND CORONA STREET, WITH ALL BEARINGS  
32 CONTAINED HEREIN RELATIVE THERETO.

33  
34 COMMENCING AT SAID RANGE POINT AT THE INTERSECTION OF COLFAX AVENUE AND  
35 CORONA STREET; THENCE SOUTH 75°18'14" EAST A DISTANCE OF 311.56 FEET TO THE  
36 NORTHEASTERLY CORNER OF LOT 13, BLOCK 37, PARK AVENUE ADDITION TO DENVER;  
37 THENCE ALONG THE EASTERLY LINE OF SAID LOT 13, SOUTH 00°41'41" EAST, A  
38 DISTANCE OF 85.10 FEET TO THE NORTHEASTERLY CORNER OF THAT PARCEL  
39 DESCRIBED IN RESOLUTION NO. CR14-0465 RECORDED AT RECEPTION NO. 2014070527;

1 THENCE SOUTH 89°30'23" WEST, A DISTANCE OF 2.00 FEET TO A POINT ON THE  
2 NORTHERLY LINE OF SAID PARCEL DESCRIBED IN RESOLUTION NO. CR14-0465 AND THE  
3 POINT OF BEGINNING;

4  
5 THENCE ALONG A LINE PARALLEL WITH, AND 2.00 FEET WESTERLY THEREFROM, SAID  
6 EASTERLY LINE OF LOT 13, AND THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN  
7 RESOLUTION NO. CR14-0465, SOUTH 00°41'41" EAST, A DISTANCE OF 20.00 FEET;  
8 THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN RESOLUTION  
9 NO. CR14-0465, SOUTH 89°30'23" WEST, A DISTANCE OF 71.96 FEET; THENCE NORTH  
10 65°45'31" WEST, A DISTANCE OF 1.20 FEET; THENCE SOUTH 89°30'23" WEST A DISTANCE  
11 OF 57.98 FEET TO A POINT ON THE WESTERLY LINE OF OUTLOT B, BLOCK 104,  
12 BREWER'S ADDITION TO THE CITY OF DENVER, AND A POINT ON THE WESTERLY LINE  
13 OF SAID PARCEL DESCRIBED IN RESOLUTION NO. CR14-0465; THENCE ALONG SAID  
14 WESTERLY LINE OF SAID OUTLOT B, AND SAID PARCEL DESCRIBED IN RESOLUTION NO.  
15 CR14-0465, NORTH 00°43'18" WEST, A DISTANCE OF 19.49 FEET; THENCE ALONG THE  
16 NORTHERLY LINE OF SAID PARCEL DESCRIBED IN RESOLUTION NO. CR14-0465, NORTH  
17 89°30'23" EAST, A DISTANCE OF 131.03 TO THE POINT OF BEGINNING.

18  
19 SAID PARCEL CONTAINING 2,591 SQ. FT. OR 0.06 ACRES, MORE OR LESS  
20 be and the same is hereby approved and the described portion of right-of-way is hereby vacated and  
21 declared vacated, without reservations.

22 COMMITTEE APPROVAL DATE: March 19, 2024 by Consent

23 MAYOR-COUNCIL DATE: March 26, 2024 by Consent

24 PASSED BY THE COUNCIL: April 8, 2024

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

26 APPROVED: Michael C. Johnston - MAYOR Apr 9, 2024  
Michael C. Johnston (Apr 9, 2024 15:38 MDT)

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: March 28, 2024

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 not submitted to the City Council for approval pursuant to  
35 § 3.2.6 of the Charter.

36  
37 Kerry Tipper, Denver City Attorney

38 BY: Anshul Bagga, Assistant City Attorney DATE: Mar 28, 2024  
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