

**BY AUTHORITY**

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

COUNCIL BILL NO. CB24-0781  
COMMITTEE OF REFERENCE:

Land Use, Transportation and Infrastructure

**A BILL**

**For an ordinance designating certain property as “park” under section 2.4.5 of the City Charter, referred to as the Sand Creek “Swift parcel”.**

**WHEREAS**, the following real property which is under the jurisdiction of the Denver Department of Parks and Recreation has been or will be used for park purposes within the City and County of Denver (“Park Property”):

A parcel of land located in the Southwest 1/4 of Section 21, Township 3 South, Range 67 West of the 6<sup>th</sup> P.M., City and County of Denver, State of Colorado, and being more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 21;  
Thence South 89°41’15” West, a distance of 29.96 feet to the Northeast corner of a parcel of land described as Sand Creek Open Space Parcel II (two) in a deed recorded at Reception Number 2002076382 in the records of the City and County of Denver Clerk and Recorder’s Office, said point also being on the Westerly right-of-way line of Ulster St.;  
Thence South 0°19’25” East, along said Westerly right-of-way line, a distance of 361.52 feet to the Southeast corner of said parcel and the Point of Beginning;

Thence South 0°19’25” East, continuing along said Westerly right-of-way line, a distance of 164.52 feet to the most Easterly Northeast corner of a parcel of land described as the Swift Transportation Parcel in a deed recorded at Reception Number 9900006233 in said records; Thence along the Northerly line of said parcel the following six (6) courses:

1. North 71°47’50” West, a distance of 575.05 feet;
2. South 0°13’47” West, a distance of 222.36 feet;
3. North 57°19’40” West, a distance of 145.90 feet;
4. South 32°45’32” West, a distance of 133.20 feet;
5. North 57°23’14” West, a distance of 707.19 feet;
6. North 77°03’09” West, a distance of 106.12 feet to the Northeast corner of a parcel of land described as the 40<sup>th</sup> Avenue Extension in said deed recorded at Reception Number 9900006233 in said records;

Thence North 77°03’09” West, along the Northerly line of said 40<sup>th</sup> Avenue Extension parcel, a distance of 42.64 feet to the Northwest corner of said parcel; Thence North 0°26’24” West, along the Northerly extension of the Westerly line of said 40<sup>th</sup> Avenue Extension parcel, a distance of 179.48 feet to a point on the Northerly line of the Northwest 1/4 of the Southwest 1/4 of said Section 21; Thence North 89°41’58” East, along said Northerly line, a distance of 186.00 feet to the Center – West 1/16<sup>th</sup> corner of said Section 21; Thence North 89°41’15” East, along the Northerly line of the Northeast 1/4 of the

1 Southwest 1/4 of said Section 21, a distance of 287.76 feet to the most Westerly corner of  
2 said parcel of land described as Sand Creek Open Space Parcel II (two); Thence along the  
3 Southwesterly line of said parcel the following five (5) courses:  
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- 5 1. South 67°12'57" East, a distance of 391.65 feet;
- 6 2. South 77°00'39" East, a distance of 233.08 feet;
- 7 3. South 63°18'22" East, a distance of 215.10 feet;
- 8 4. South 67°12'15" East, a distance of 111.18 feet;
- 9 5. South 84°28'09" East, a distance of 127.13 feet to the Point of Beginning.

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11 Basis of Bearings: Bearings are based on the Northerly line of the Northwest 1/4 of the  
12 Southeast 1/4 of Section 21, Township 3 South, Range 67 West of the 6<sup>th</sup> Principal  
13 Meridian, said Northerly line bearing North 89°41'26" East, based on NAD 83/92 State  
14 Plane Central Zone coordinates. The Center 1/4 corner of Section 21 is a 2 1/2" aluminum  
15 cap stamped: "Greenhorn & O'Mera PLS 23501. The Center – East 1/16<sup>th</sup> corner of Section  
16 21 is a No. 8 rebar with a punch mark 0.07' below the surface of the ground.  
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18 **WHEREAS**, the Parks and Recreation Advisory Board and the Executive Director of Parks  
19 and Recreation have recommended that said Park Property be formally designated as a "park"  
20 under section 2.4.5 of the City Charter.

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

22 **Section 1.** That the Park Property, legally described above, is hereby designated as a "park"  
23 under section 2.4.5 of the City Charter, and shall henceforth be regarded as being a designated park  
24 in the City and County of Denver, such designation being subject to any existing utilities lawfully  
25 located in the Park Property as of the date of this park designation.  
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1 COMMITTEE APPROVAL DATE: June 18, 2024

2 MAYOR-COUNCIL DATE: June 25, 2024

3 PASSED BY THE COUNCIL: July 15, 2024

4 *Armenak P. Sandora* - PRESIDENT

5 APPROVED: *Michael C. Johnston* - MAYOR Jul 18, 2024  
Michael C. Johnston (Jul 18, 2024 14:39 MDT)

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: Jason D. Moore, Assistant City Attorney DATE: July 3, 2024

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.

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16 Kerry Tipper, Denver City Attorney

17 BY: *Anshul Bagga*, Assistant City Attorney DATE: Jul 2, 2024  
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