

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_

COUNCIL BILL NO. CB25-0636

SERIES OF 2025

COMMITTEE OF REFERENCE:

Finance & Governance

**A BILL**

**For an ordinance designating certain properties as being required for public use and authorizing use and acquisition thereof by negotiation or through condemnation proceedings of fee simple, easement and other interests, including any rights and interests related or appurtenant to properties designated as needed for the Acoma Street Segment of the 5280 Trail Project, which segment runs along Acoma Street between North 10th Avenue and North 12th Avenue.**

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

**Section 1.** That the Council hereby designates the following properties situated in the City and County of Denver and State of Colorado as being needed for public uses and purposes by the City and County of Denver, a municipal corporation of the State of Colorado:

**PARCEL NUMBER: TE-1  
1175 N ACOMA ST**

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF LOTS 1 THROUGH 6, BLOCK 59, SUBDIVISION OF BLOCKS 43, 44, 45, 46, 57, 58, 59, AND 60, EVANS' ADDITION TO DENVER, RECORDED JULY 17TH, 1871, IN BOOK OF PLATS, PAGE 4, IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, AND BEING A PORTION OF LAND DESCRIBED IN THE DEED RECORDED SEPTEMBER 10TH, 2021, AT RECEPTION NUMBER 2021172933 IN THE DENVER CITY AND COUNTY CLERK AND RECORDER'S OFFICE, AND BEING SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE 1/4 OF NW 1/4) OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED AT THE INTERSECTION OF N ACOMA STREET WITH W 12TH AVENUE, MONUMENTED WITH A 2 1/2" ALUMINUM CAP STAMPED "V3 PLS 37993 2010" FLUSH IN CONCRETE WALK; WHENCE THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED AT THE INTERSECTION OF N ACOMA STREET WITH W 11TH AVENUE, MONUMENTED WITH A 3 1/4" BRASS CAP STAMPED "DWD RANGE POINT LS 16398 1987" BEING IN A RANGE BOX

1 APPROXIMATELY 0.5 FEET BELOW ROADWAY GRADE, BEARS S 0°06'13" W (BASIS OF  
2 BEARINGS - ASSUMED) A DISTANCE OF 513.10 FEET;  
3 THENCE S 0°06'13" W, COINCIDENT WITH SAID RANGE LINE, A DISTANCE OF 60.00' FEET;  
4 THENCE N 89°48'25" W, DEPARTING SAID RANGE LINE, A DISTANCE OF 21.00 FEET TO THE  
5 NORTHEAST CORNER OF SAID LOT 1, BLOCK 59, BEING THE TRUE POINT OF BEGINNING;  
6  
7 THENCE S 0°06'13" W, COINCIDENT WITH THE EAST LINE OF SAID BLOCK 59, A DISTANCE  
8 OF 128.55 FEET;  
9 THENCE N 89°47'42" W, PARALLEL WITH THE NORTH LINE SAID LOT 6, BLOCK 59, A  
10 DISTANCE OF 5.00 FEET;  
11 THENCE N 0°06'13" E, PARALLEL WITH AND 5.00 FEET WEST OF THE EAST LINE OF SAID  
12 BLOCK 59, A DISTANCE OF 128.55 FEET TO THE NORTH LINE OF SAID LOT 1, BLOCK 59;  
13 THENCE S 89°48'25" E, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF  
14 5.00 FEET TO THE TRUE POINT OF BEGINNING.

15  
16 SAID PARCEL CONTAINING 643 SQUARE FEET (0.015 ACRES), MORE OR LESS.

17  
18 **PARCEL NUMBER: TE-2**  
19 **1120 N ACOMA ST**  
20

21 **LEGAL DESCRIPTION**  
22

23 A PARCEL OF LAND BEING A PORTION OF LOTS 23 THROUGH 34, BLOCK 60, SUBDIVISION  
24 OF BLOCKS 43, 44, 45, 46, 57, 58, 59, AND 60, EVANS' ADDITION TO DENVER, RECORDED  
25 JULY, 17TH, 1871, IN BOOK OF PLATS PAGE 4, IN THE ARAPAHOE COUNTY CLERK AND  
26 RECORDER'S OFFICE, AND BEING A PORTION OF THE LAND DESCRIBED IN THE DEED  
27 RECORDED DECEMBER 8TH, 2020, AT RECEPTION NUMBER 2020205513 IN THE DENVER  
28 CITY AND COUNTY CLERK AND RECORDER'S OFFICE, AND BEING SITUATED IN THE  
29 SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE 1/4 OF NW 1/4) OF SECTION 3,  
30 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND  
31 COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY  
32 DESCRIBED AS FOLLOWS:

33  
34 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED  
35 AT THE INTERSECTION OF N ACOMA STREET WITH W 12TH AVENUE, MONUMENTED WITH  
36 A 2 1/2" ALUMINUM CAP STAMPED "V3 PLS 37993 2010" FLUSH IN CONCRETE WALK;  
37 WHENCE THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED AT THE  
38 INTERSECTION OF N ACOMA STREET WITH W 11TH AVENUE, MONUMENTED WITH A 3 1/4"  
39 BRASS CAP STAMPED "DWD RANGE POINT LS 16398 1987" BEING IN A RANGE BOX  
40 APPROXIMATELY 0.5 FEET BELOW ROADWAY GRADE, BEARS S 0°06'13" W (BASIS OF  
41 BEARINGS - ASSUMED) A DISTANCE OF 513.10 FEET;  
42 THENCE S 0°06'13" W, COINCIDENT WITH SAID RANGE LINE, A DISTANCE OF 59.50' FEET;  
43 THENCE S 89°47'24" E, DEPARTING SAID RANGE LINE, A DISTANCE OF 49.00 FEET TO THE  
44 NORTHWEST CORNER OF SAID LOT 34, BLOCK 60, BEING THE TRUE POINT OF BEGINNING;  
45  
46 THENCE S 89°47'24" E, COINCIDENT WITH THE NORTH LINE OF SAID LOT 34, BLOCK 60, A  
47 DISTANCE OF 5.00 FEET;  
48 THENCE S 0°06'13" W, PARALLEL WITH AND 5.00 FEET EAST OF THE WEST LINE OF SAID  
49 BLOCK 60, A DISTANCE OF 300.14 FEET TO THE SOUTH LINE OF LOT 23, SAID BLOCK 60;

1 THENCE N 89°48'56" W, COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 5.00 FEET TO  
2 THE SOUTHWEST CORNER OF SAID LOT 23, BLOCK 60;  
3 THENCE N 0°06'13" E, COINCIDENT WITH THE WEST LINE OF SAID BLOCK 60, A DISTANCE  
4 OF 300.14 FEET TO THE TRUE POINT OF BEGINNING.

5  
6 SAID PARCEL CONTAINING 1501 SQUARE FEET (0.034 ACRES), MORE OR LESS.

7  
8 **PARCEL NUMBER: TE-3**  
9 **1100 N ACOMA ST**

10  
11 **LEGAL DESCRIPTION**

12  
13 A PARCEL OF LAND BEING A PORTION OF LOT 19, BLOCK 60, SUBDIVISION OF BLOCKS 43,  
14 44, 45, 46, 57, 58, 59, AND 60, EVANS' ADDITION TO DENVER, RECORDED JULY 17TH, 1871,  
15 IN BOOK OF PLATS PAGE 4, IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE,  
16 AND BEING A PORTION OF THE LAND DESCRIBED IN THE DEED RECORDED JUNE 6th, 2021,  
17 AT RECEPTION NUMBER 2021118455 IN THE DENVER CITY AND COUNTY CLERK AND  
18 RECORDER'S OFFICE, BEING SITUATED IN THE SOUTHEAST QUARTER OF THE  
19 NORTHWEST QUARTER (SE 1/4 OF NW 1/4) OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68  
20 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF  
21 COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

22  
23 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED  
24 AT THE INTERSECTION OF N ACOMA STREET WITH W 11TH AVENUE, MONUMENTED WITH  
25 A 3 1/4" BRASS CAP STAMPED "DWD RANGE POINT LS 16398 1987" BEING IN A RANGE BOX  
26 APPROXIMATELY 0.5 FEET BELOW ROADWAY GRADE;  
27 WHENCE THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED AT THE  
28 INTERSECTION OF N ACOMA STREET WITH W 12TH AVENUE, MONUMENTED WITH A 2 1/2"  
29 ALUMINUM CAP STAMPED "V3 PLS 37993 2010" FLUSH IN CONCRETE WALK, BEARS N  
30 0°06'13" E (BASIS OF BEARINGS - ASSUMED) A DISTANCE OF 513.10 FEET;  
31 THENCE N 0°06'13" E, COINCIDENT WITH SAID RANGE LINE, A DISTANCE OF 78.50' FEET;  
32 THENCE S 89°47'44" E, DEPARTING SAID RANGE LINE, A DISTANCE OF 49.00 FEET TO THE  
33 NORTHWEST CORNER OF SAID LOT 19, BLOCK 60, BEING TO THE TRUE POINT OF  
34 BEGINNING;

35  
36 THENCE S 89°47'44" E, COINCIDENT WITH THE NORTH LINE OF SAID LOT 19, BLOCK 60, A  
37 DISTANCE OF 5.00 FEET;  
38 THENCE S 0°06'13" W, PARALLEL WITH AND 5.00 FEET EAST OF THE WEST LINE OF SAID  
39 BLOCK 60, A DISTANCE OF 8.11 FEET;  
40 THENCE N 89°47'44" W, PARALLEL WITH THE NORTH LINE OF SAID LOT 19, A DISTANCE OF  
41 5.00 FEET TO THE WEST LINE OF SAID BLOCK 60;  
42 THENCE N 0°06'13" E, COINCIDENT WITH THE WEST LINE OF SAID BLOCK 60, A DISTANCE  
43 OF 8.11 FEET TO THE TRUE POINT OF BEGINNING.

44  
45 SAID PARCEL CONTAINING 41 SQUARE FEET (0.001 ACRES), MORE OR LESS.

**PARCEL NUMBER: TE-4**  
**1075 N ACOMA ST**

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF LOTS 1 AND 2, BLOCK "B", SOUTH SUBDIVISION OF EVANS ADDITION TO DENVER, RECORDED MAY 6TH, 1880, IN BOOK OF PLATS, PAGE 81, IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, AND BEING SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE 1/4 OF NW 1/4) OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED AT THE INTERSECTION OF N ACOMA STREET WITH W 11TH AVENUE, MONUMENTED WITH A 3 1/4" BRASS CAP STAMPED "DWD RANGE POINT LS 16398 1987" BEING IN A RANGE BOX APPROXIMATELY 0.5 FEET BELOW ROADWAY GRADE;  
WHENCE THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED AT THE INTERSECTION OF N BROADWAY WITH W 11TH AVENUE, MONUMENTED WITH 3 1/4" BRASS CAP STAMPED "DWD RANGE POINT LS 16398 1987" BEING IN A RANGE BOX APPROXIMATELY 0.5 FEET BELOW ROADWAY GRADE, BEARS S 89°47'44" E (BASIS OF BEARINGS - ASSUMED) A DISTANCE OF 389.99 FEET;  
THENCE S 19°37'27" W, A DISTANCE OF 63.62 FEET TO THE NORTHEAST CORNER OF SAID BLOCK "B", SOUTH SUBDIVISION OF EVANS ADDITION TO DENVER AND BEING THE TRUE POINT OF BEGINNING;

THENCE S 0°10'42" W, COINCIDENT WITH THE EAST LINE OF SAID BLOCK "B", A DISTANCE OF 28.67 FEET;  
THENCE N 89°47'43" W, PARALLEL WITH AND 28.67 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK "B", A DISTANCE OF 10.27 FEET;  
THENCE N 0°10'42' E, PARALLEL WITH AND 10.27 FEET WEST OF THE EAST LINE OF SAID BLOCK "B", A DISTANCE OF 22.20 FEET;  
THENCE N 89°47'43" W, PARALLEL WITH AND 6.47 FEET SOUTH THE NORTH LINE OF SAID BLOCK "B", A DISTANCE OF 6.92 FEET;  
THENCE N 0°10'42" E, PARALLEL WITH AND 17.19 FEET WEST OF THE SAID EAST LINE, A DISTANCE OF 6.47 FEET TO THE NORTH LINE SAID BLOCK "B";  
THENCE S 89°47'43" E, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 17.19 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 339 SQUARE FEET (0.008 ACRES), MORE OR LESS.

**PARCEL NUMBER: TE-5**  
**1075 N ACOMA ST**

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF LOTS 5 AND 6, BLOCK "B", SOUTH SUBDIVISION OF EVANS ADDITION TO DENVER, RECORDED MAY 6TH, 1880, IN BOOK OF PLATS, PAGE 81, IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, AND BEING SITUATED

1 IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE 1/4 OF NW 1/4) OF  
2 SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
3 CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY  
4 DESCRIBED AS FOLLOWS:

5  
6 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED  
7 AT THE INTERSECTION OF N ACOMA STREET WITH W 11TH AVENUE, MONUMENTED WITH  
8 A 3 1/4" BRASS CAP STAMPED "DWD RANGE POINT LS 16398 1987" BEING IN A RANGE BOX  
9 APPROXIMATELY 0.5 FEET BELOW ROADWAY GRADE;

10 WHENCE THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED AT THE  
11 INTERSECTION OF N BROADWAY WITH W 11TH AVENUE, MONUMENTED WITH 3 1/4" BRASS  
12 CAP STAMPED "DWD RANGE POINT LS 16398 1987" BEING IN A RANGE BOX  
13 APPROXIMATELY 0.5 FEET BELOW ROADWAY GRADE, BEARS S 89°47'44" E (BASIS OF  
14 BEARINGS - ASSUMED) A DISTANCE OF 389.99 FEET;  
15 THENCE S 19°37'27" W A DISTANCE OF 63.62 FEET TO THE NORTHEAST CORNER OF SAID  
16 BLOCK "B", SOUTH SUBDIVISION OF EVANS ADDITION TO DENVER;  
17 THENCE S 0°10'42" W, COINCIDENT WITH THE EAST LINE OF SAID BLOCK "B", SOUTH  
18 SUBDIVISION OF EVANS ADDITION TO DENVER A DISTANCE OF 109.10 FEET TO THE TRUE  
19 POINT OF BEGINNING;

20  
21 THENCE S 0°10'42" W, COINCIDENT WITH THE SAID EAST LINE, BLOCK "B", A DISTANCE OF  
22 17.00 FEET;

23 THENCE N 89°46'18" W, PARALLEL WITH THE NORTH LINE OF SAID LOT 5, BLOCK "B", A  
24 DISTANCE OF 5.00 FEET;

25 THENCE N 0°10'42" E, PARALLEL WITH AND 5.00 FEET WEST OF SAID EAST LINE, BLOCK  
26 "B", A DISTANCE OF 17.00 FEET;

27 THENCE S 89°46'18" E, PARALLEL WITH SAID NORTH LINE OF LOT 5, BLOCK "B", A  
28 DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING.

29  
30 SAID PARCEL CONTAINING 85 SQUARE FEET (0.002 ACRES), MORE OR LESS.

31  
32  
33 **PARCEL NUMBER: TE-6**  
34 **1080 N ACOMA ST**

35  
36 **LEGAL DESCRIPTION**

37  
38 A PARCEL OF LAND BEING A PORTION OF LOT 23, BLOCK "A", SOUTH SUBDIVISION OF  
39 EVANS ADDITION TO DENVER, RECORDED MAY 6TH, 1880, IN BOOK OF PLATS, PAGE 81,  
40 IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, AND BEING A PORTION OF  
41 THE LAND DESCRIBED IN THE DEED RECORDED APRIL 11TH, 2008, AT RECEPTION  
42 NUMBER 2008050295 IN THE DENVER CITY AND COUNTY CLERK AND RECORDER'S  
43 OFFICE, AND BEING SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST  
44 QUARTER (SE 1/4 OF NW 1/4) OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE  
45 SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND  
46 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

47  
48 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED  
49 AT THE INTERSECTION OF N ACOMA STREET WITH W 11TH AVENUE, MONUMENTED WITH

A 3 1/4" BRASS CAP STAMPED "DWD RANGE POINT LS 16398 1987" BEING IN A RANGE BOX APPROXIMATELY 0.5 FEET BELOW ROADWAY GRADE;  
WHENCE THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED AT THE INTERSECTION OF N BROADWAY WITH W 11TH AVENUE, MONUMENTED WITH 3 1/4" BRASS CAP STAMPED "DWD RANGE POINT LS 16398 1987" BEING IN A RANGE BOX APPROXIMATELY 0.5 FEET BELOW ROADWAY GRADE, BEARS S 89°47'44" E (BASIS OF BEARINGS - ASSUMED) A DISTANCE OF 389.99 FEET;  
THENCE S 38°56'43" E A DISTANCE OF 77.37 FEET TO THE NORTHWEST CORNER OF SAID BLOCK "A", SOUTH SUBDIVISION OF EVANS ADDITION;  
THENCE S 0°10'42" W, COINCIDENT WITH THE WEST LINE OF SAID BLOCK "A", A DISTANCE OF 76.06 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S 89°49'12" E, PARALLEL WITH THE NORTH LINE OF SAID LOT 23, BLOCK "A", SOUTH SUBDIVISION OF EVANS ADDITION A DISTANCE OF 5.00 FEET;  
THENCE S 0°10'42" W, PARALLEL WITH AND 5.00 FEET EAST OF THE WEST LINE OF SAID BLOCK "A", A DISTANCE OF 10.00 FEET;  
THENCE N 89°49'12" W, PARALLEL WITH THE NORTH LINE OF SAID LOT 23, BLOCK "A", A DISTANCE OF 5.00 FEET TO THE WEST LINE OF SAID BLOCK "A";  
THENCE N 0°10'42" E, COINCIDENT WITH THE WEST LINE OF SAID BLOCK "A", A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 50 SQUARE FEET (0.001 ACRES), MORE OR LESS.

**PARCEL NUMBER: TE-7  
1080 N ACOMA ST**

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF LOT 22, BLOCK "A", SOUTH SUBDIVISION OF EVANS ADDITION TO DENVER, RECORDED MAY 6TH, 1880, IN BOOK OF PLATS, PAGE 81, IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, AND BEING A PORTION OF THE LAND DESCRIBED IN THE DEED RECORDED APRIL 11TH, 2008, AT RECEPTION NUMBER 2008050295 IN THE DENVER CITY AND COUNTY CLERK AND RECORDER'S OFFICE, AND BEING SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE 1/4 OF NW 1/4) OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED AT THE INTERSECTION OF N ACOMA STREET WITH W 11TH AVENUE, MONUMENTED WITH A 3 1/4" BRASS CAP STAMPED "DWD RANGE POINT LS 16398 1987" BEING IN A RANGE BOX APPROXIMATELY 0.5 FEET BELOW ROADWAY GRADE;  
WHENCE THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED AT THE INTERSECTION OF N BROADWAY WITH W 11TH AVENUE, MONUMENTED WITH 3 1/4" BRASS CAP STAMPED "DWD RANGE POINT LS 16398 1987" BEING IN A RANGE BOX APPROXIMATELY 0.5 FEET BELOW ROADWAY GRADE, BEARS S 89°47'44" E (BASIS OF BEARINGS - ASSUMED) A DISTANCE OF 389.99 FEET;  
THENCE S 38°56'43" E A DISTANCE OF 77.37 FEET TO THE NORTHWEST CORNER OF BLOCK "A", SOUTH SUBDIVISION OF EVANS ADDITION;

1 THENCE S 0°10'42" W, COINCIDENT WITH THE WEST LINE OF SAID BLOCK "A", A DISTANCE  
2 OF 109.03 FEET TO THE TRUE POINT OF BEGINNING;

3  
4 THENCE S 89°48'32" E, PARALLEL WITH THE SOUTH LINE OF SAID LOT 22, BLOCK "A",  
5 SOUTH SUBDIVISION OF EVANS ADDITION TO DENVER A DISTANCE OF 5.00 FEET;  
6 THENCE S 0°10'42" W, PARALLEL WITH AND 5.00 FEET EAST OF THE WEST LINE OF SAID  
7 BLOCK "A", A DISTANCE OF 16.00 FEET TO THE SOUTH LINE OF SAID LOT 22;  
8 THENCE N 89°48'32" W, COINCIDENT WITH THE SAID SOUTH LINE LOT 22, A DISTANCE OF  
9 5.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22;  
10 THENCE N 0°10'42" E, COINCIDENT WITH THE WEST LINE OF SAID BLOCK "A", A DISTANCE  
11 OF 16.00 FEET TO THE TRUE POINT OF BEGINNING.

12  
13 SAID PARCEL CONTAINING 80 SQUARE FEET (0.002 ACRES), MORE OR LESS.

14  
15 **PARCEL NUMBER: TE-8**  
16 **1060 N ACOMA ST**

17  
18 **LEGAL DESCRIPTION**

19  
20 A PARCEL OF LAND BEING A PORTION OF LOT 20, BLOCK "A", SOUTH SUBDIVISION OF  
21 EVANS ADDITION TO DENVER, RECORDED MAY 6TH, 1880, IN BOOK OF PLATS, PAGE 81,  
22 IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, AND BEING A PORTION OF  
23 THE LAND DESCRIBED IN THE DEED THEREOF RECORDED AUGUST 5TH, 2014, AT  
24 RECEPTION NUMBER 2014093653 IN THE DENVER CITY AND COUNTY CLERK AND  
25 RECORDER'S OFFICE, AND BEING SITUATED IN THE SOUTHEAST QUARTER OF THE  
26 NORTHWEST QUARTER (SE 1/4 OF NW 1/4) OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68  
27 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF  
28 COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

29  
30 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED  
31 AT THE INTERSECTION OF N ACOMA STREET WITH W 11TH AVENUE, MONUMENTED WITH  
32 A 3 1/4" BRASS CAP STAMPED "DWD RANGE POINT LS 16398 1987" BEING IN A RANGE BOX  
33 APPROXIMATELY 0.5 FEET BELOW ROADWAY GRADE;  
34 WHENCE THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED AT THE  
35 INTERSECTION OF N BROADWAY WITH W 11TH AVENUE, MONUMENTED WITH 3 1/4" BRASS  
36 CAP STAMPED "DWD RANGE POINT LS 16398 1987" BEING IN A RANGE BOX  
37 APPROXIMATELY 0.5 FEET BELOW ROADWAY GRADE, BEARS S 89°47'44" E (BASIS OF  
38 BEARINGS - ASSUMED) A DISTANCE OF 389.99 FEET;  
39 THENCE S 38°56'43" E A DISTANCE OF 77.37 FEET TO THE NORTHWEST CORNER OF SAID  
40 BLOCK "A", SOUTH SUBDIVISION OF EVANS ADDITION TO DENVER;  
41 THENCE S 0°10'42" W, COINCIDENT WITH THE WEST LINE SAID BLOCK "A", A DISTANCE OF  
42 153.53 FEET TO THE TRUE POINT OF BEGINNING;

43  
44 THENCE S 89°48'32" E, PARALLEL WITH THE NORTH LINE OF LOT 21, SAID BLOCK "A",  
45 SOUTH SUBDIVISION OF EVANS ADDITION TO DENVER, A DISTANCE OF 5.00 FEET;  
46 THENCE S 0°10'42" W, PARALLEL WITH AND 5.00 FEET EAST OF THE WEST LINE OF SAID  
47 BLOCK "A", A DISTANCE OF 19.00 FEET;  
48 THENCE N 89°48'32" W, PARALLEL WITH THE NORTH LINE OF SAID LOT 21, BLOCK "A", A  
49 DISTANCE OF 5.00 FEET;

1 THENCE N 0°10'42" E, COINCIDENT WITH THE WEST LINE OF SAID BLOCK "A", A DISTANCE  
2 OF 19.00 FEET TO THE TRUE POINT OF BEGINNING.

3  
4 SAID PARCEL CONTAINING 95 SQUARE FEET (0.002 ACRES), MORE OR LESS.

5  
6 **PARCEL NUMBER: TE-9**  
7 **1060 N ACOMA ST**

8  
9 **LEGAL DESCRIPTION**

10  
11 A PARCEL OF LAND BEING A PORTION OF LOT 20, BLOCK "A", SOUTH SUBDIVISION OF  
12 EVANS ADDITION TO DENVER, RECORDED MAY 6TH, 1880, IN BOOK OF PLATS, PAGE 81,  
13 IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, AND BEING A PORTION OF  
14 THE LAND DESCRIBED IN THE DEED THEREOF RECORDED AUGUST 5TH, 2014, AT  
15 RECEPTION NUMBER 2014093653 IN THE DENVER CITY AND COUNTY CLERK AND  
16 RECORDER'S OFFICE, AND BEING SITUATED IN THE SOUTHEAST QUARTER OF THE  
17 NORTHWEST QUARTER (SE 1/4 OF NW 1/4) OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68  
18 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF  
19 COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

20  
21 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED  
22 AT THE INTERSECTION OF N ACOMA STREET WITH W 11TH AVENUE, MONUMENTED WITH  
23 A 3 1/4" BRASS CAP STAMPED "DWD RANGE POINT LS 16398 1987" BEING IN A RANGE BOX  
24 APPROXIMATELY 0.5 FEET BELOW ROADWAY GRADE;

25 WHENCE THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED AT THE  
26 INTERSECTION OF N BROADWAY WITH W 11TH AVENUE, MONUMENTED WITH 3 1/4" BRASS  
27 CAP STAMPED "DWD RANGE POINT LS 16398 1987" BEING IN A RANGE BOX  
28 APPROXIMATELY 0.5 FEET BELOW ROADWAY GRADE, BEARS S 89°47'44" E (BASIS OF  
29 BEARINGS - ASSUMED) A DISTANCE OF 389.99 FEET;

30 THENCE S 89°47'44" E COINCIDENT WITH THE NORTHERLY RANGE LINE A DISTANCE OF  
31 198.85 FEET; THENCE S 0°12'16" W A DISTANCE OF 60.00 FEET TO THE NORTHEAST  
32 CORNER OF LOT 26, SAID BLOCK "A", SOUTH SUBDIVISION OF EVANS ADDITION TO  
33 DENVER;

34 THENCE S 00°10'12" W, COINCIDENT WITH THE WESTERLY ALLEY LINE OF SAID BLOCK "A",  
35 A DISTANCE OF 151.00 FEET TO THE TRUE POINT OF BEGINNING;

36  
37 THENCE S 00°10'12" W, COINCIDENT WITH SAID WESTERLY ALLEY LINE, A DISTANCE OF  
38 24.00 FEET TO THE SOUTHEAST CORNER OF LOT 20, SAID BLOCK "A";

39 THENCE N 89°49'13" W, COINCIDENT WITH THE SOUTHERLY LINE OF SAID LOT 20, A  
40 DISTANCE OF 5.00 FEET;

41 THENCE N 0°10'12" E, PARALLEL WITH AND 5.00 FEET WEST OF SAID WESTERLY ALLEY  
42 LINE, A DISTANCE OF 24.00 FEET;

43 THENCE S 89°48'32" E, PARALLEL WITH THE NORTH LINE OF LOT 21, SAID BLOCK "A",  
44 SOUTH SUBDIVISION OF EVANS ADDITION TO DENVER, A DISTANCE OF 5.00 FEET TO THE  
45 TRUE POINT OF BEGINNING.

46  
47 SAID PARCEL CONTAINING 120 SQUARE FEET (0.003 ACRES), MORE OR LESS.



**PARCEL NUMBER: TE-10**  
**1056 N ACOMA ST**

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF LOT 18, BLOCK "A", SOUTH SUBDIVISION OF EVANS ADDITION TO DENVER, RECORDED MAY 6TH, 1880, IN BOOK OF PLATS, PAGE 81, IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, AND BEING A PORTION OF LAND DESCRIBED IN THE DEED RECORDED AUGUST 11TH, 1997, AT RECEPTION NUMBER 1997104365 IN THE DENVER CITY AND COUNTY CLERK AND RECORDER'S OFFICE, AND BEING SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE 1/4 OF NW 1/4) OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED AT THE INTERSECTION OF N ACOMA STREET WITH W 11TH AVENUE, MONUMENTED WITH A 3 1/4" BRASS CAP STAMPED "DWD RANGE POINT LS 16398 1987" BEING IN A RANGE BOX APPROXIMATELY 0.5 FEET BELOW ROADWAY GRADE;  
WHENCE THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED AT THE INTERSECTION OF N BROADWAY WITH W 11TH AVENUE, MONUMENTED WITH 3 1/4" BRASS CAP STAMPED "DWD RANGE POINT LS 16398 1987" BEING IN A RANGE BOX APPROXIMATELY 0.5 FEET BELOW ROADWAY GRADE, BEARS S 89°47'44" E (BASIS OF BEARINGS - ASSUMED) A DISTANCE OF 389.99 FEET;  
THENCE S 38°56'43" E A DISTANCE OF 77.37 FEET TO THE NORTHWEST CORNER OF SAID BLOCK "A", SOUTH SUBDIVISION OF EVANS ADDITION TO DENVER;  
THENCE S 0°10'42" W, COINCIDENT WITH THE WEST LINE OF SAID BLOCK "A", A DISTANCE OF 215.29 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE S 89°49'54" E, PARALLEL WITH THE SOUTH LINE OF LOT 18 OF SAID BLOCK "A", A DISTANCE OF 5.00 FEET;  
THENCE S 0°10'42" W, PARALLEL WITH AND 5.00 FEET EAST OF THE WEST LINE OF SAID BLOCK "A", A DISTANCE OF 5.00 FEET;  
THENCE N 89°49'54" W, PARALLEL WITH THE SOUTH LINE OF SAID LOT 18, BLOCK "A", A DISTANCE OF 5.00 FEET TO THE WEST LINE OF SAID BLOCK "A";  
THENCE N 0°10'42" E, COINCIDENT WITH SAID WEST LINE OF BLOCK "A", A DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 25 SQUARE FEET (0.001 ACRES), MORE OR LESS.

**PARCEL NUMBER: TE-11**  
**1050 N ACOMA ST**

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF LOTS 14 THROUGH 17, BLOCK "A", SOUTH SUBDIVISION OF EVANS ADDITION TO DENVER, RECORDED MAY 6TH, 1880, IN BOOK OF PLATS, PAGE 81, IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, AND BEING A PORTION OF LAND DESCRIBED IN THE DEED RECORDED NOVEMBER 17TH, 1995,

AT RECEPTION NUMBER 1995144265 IN THE DENVER CITY AND COUNTY CLERK AND RECORDER'S OFFICE, AND BEING SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE 1/4 OF NW 1/4) OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED AT THE INTERSECTION OF N ACOMA STREET WITH W 11TH AVENUE, MONUMENTED WITH A 3 1/4" BRASS CAP STAMPED "DWD RANGE POINT LS 16398 1987" BEING IN A RANGE BOX APPROXIMATELY 0.5 FEET BELOW ROADWAY GRADE;

WHENCE THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED AT THE INTERSECTION OF N BROADWAY WITH W 11TH AVENUE, MONUMENTED WITH 3 1/4" BRASS CAP STAMPED "DWD RANGE POINT LS 16398 1987" BEING IN A RANGE BOX APPROXIMATELY 0.5 FEET BELOW ROADWAY GRADE, BEARS S 89°47'44" E (BASIS OF BEARINGS - ASSUMED) A DISTANCE OF 389.99 FEET;

THENCE S 38°56'43" E A DISTANCE OF 77.37 FEET TO THE NORTHWEST CORNER OF SAID BLOCK "A", SOUTH SUBDIVISION OF EVANS ADDITION TO DENVER;

THENCE S 0°10'42" W, COINCIDENT WITH THE WEST LINE OF SAID BLOCK "A", A DISTANCE OF 225.09 FEET TO THE NORTHWEST CORNER OF SAID LOT 17, BLOCK "A" AND BEING THE TRUE POINT OF BEGINNING;

THENCE S 89°49'54" E, COINCIDENT WITH THE NORTH LINE OF SAID LOT 17, BLOCK "A", A DISTANCE OF 5.00 FEET;

THENCE S 0°10'42" W, PARALLEL WITH AND 5.00 FEET EAST OF THE WEST LINE OF SAID BLOCK "A", A DISTANCE OF 88.41 FEET TO THE SOUTH LINE OF LOT 14, SAID BLOCK "A";

THENCE N 89°24'11" W, COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 5.00 FEET TO THE WEST LINE OF SAID BLOCK "A";

THENCE N 0°10'42" E, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 88.37 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 442 SQUARE FEET (0.010 ACRES), MORE OR LESS.

**PARCEL NUMBER: TE-12  
1050 N ACOMA ST**

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF BLOCK 1, WHITSITTS ADDITION TO DENVER, PER THE OFFICIAL RESURVEY ADOPTED AND APPROVED BY ORDINANCE NO. 66, SERIES OF 1892, AND BEING A PORTION OF LAND DESCRIBED IN THE DEED RECORDED JULY 1ST, 2024, AT RECEPTION NUMBER 2024060753 IN THE DENVER CITY AND COUNTY CLERK AND RECORDER'S OFFICE, AND BEING SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE 1/4 OF SW 1/4) OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED AT THE INTERSECTION OF N ACOMA STREET WITH W 11TH AVENUE, MONUMENTED WITH

1 A 3 1/4" BRASS CAP STAMPED "DWD RANGE POINT LS 16398 1987" BEING IN A RANGE BOX  
2 APPROXIMATELY 0.5 FEET BELOW ROADWAY GRADE;  
3 WHENCE THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED AT THE  
4 INTERSECTION OF N BROADWAY WITH W 11TH AVENUE, MONUMENTED WITH 3 1/4" BRASS  
5 CAP STAMPED "DWD RANGE POINT LS 16398 1987" BEING IN A RANGE BOX  
6 APPROXIMATELY 0.5 FEET BELOW ROADWAY GRADE, BEARS S 89°47'44" E (BASIS OF  
7 BEARINGS - ASSUMED) A DISTANCE OF 389.99 FEET;  
8 THENCE S 38°56'43" E A DISTANCE OF 77.37 FEET TO THE NORTHWEST CORNER OF SAID  
9 BLOCK "A", SOUTH SUBDIVISION OF EVANS ADDITION TO DENVER;  
10 THENCE S 0°10'42" W, COINCIDENT WITH THE WEST LINE OF SAID BLOCK "A" AND THE  
11 WEST LINE OF BLOCK 1, WHITSITTS ADDITION TO DENVER, A DISTANCE OF 320.02 FEET  
12 TO THE TRUE POINT OF BEGINNING;

13  
14 THENCE S 89°24'11" E, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER  
15 OF THE SOUTHWEST QUARTER OF SECTION 3, A DISTANCE OF 5.00 FEET;  
16 THENCE S 0°10'42" W, PARALLEL WITH AND 5.00 FEET EAST OF THE WEST LINE OF SAID  
17 BLOCK 1, WHITSITTS ADDITION TO DENVER, A DISTANCE OF 21.00 FEET;  
18 THENCE N 89°24'11" W, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 5.00 FEET TO  
19 SAID WEST LINE OF BLOCK 1;  
20 THENCE N 0°10'42" E, COINCIDENT WITH SAID WEST LINE OF BLOCK 1, A DISTANCE OF  
21 21.00 FEET TO THE TRUE POINT OF BEGINNING.

22  
23 SAID PARCEL CONTAINING 105 SQUARE FEET (0.002 ACRES), MORE OR LESS.

24  
25 **PARCEL NUMBER: TE-13**  
26 **1028 N ACOMA ST**

27  
28 **LEGAL DESCRIPTION**

29  
30 A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF BLOCK 1, WHITSITTS  
31 ADDITION TO DENVER, PER THE OFFICIAL RESURVEY ADOPTED AND APPROVED BY  
32 ORDINANCE NO. 66, SERIES OF 1892, AND BEING A PORTION OF LAND DESCRIBED IN THE  
33 DEED RECORDED JULY 1ST, 2024, AT RECEPTION NUMBER 2024060753 IN THE DENVER  
34 CITY AND COUNTY CLERK AND RECORDER'S OFFICE, AND BEING SITUATED IN THE  
35 NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE 1/4 OF SW 1/4) OF SECTION 3,  
36 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND  
37 COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY  
38 DESCRIBED AS FOLLOWS:

39  
40 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED  
41 AT THE INTERSECTION OF N ACOMA STREET WITH W 11TH AVENUE, MONUMENTED WITH  
42 A 3 1/4" BRASS CAP STAMPED "DWD RANGE POINT LS 16398 1987" BEING IN A RANGE BOX  
43 APPROXIMATELY 0.5 FEET BELOW ROADWAY GRADE;  
44 WHENCE THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED AT THE  
45 INTERSECTION OF N BROADWAY WITH W 11TH AVENUE, MONUMENTED WITH 3 1/4" BRASS  
46 CAP STAMPED "DWD RANGE POINT LS 16398 1987" BEING IN A RANGE BOX  
47 APPROXIMATELY 0.5 FEET BELOW ROADWAY GRADE, BEARS S 89°47'44" E (BASIS OF  
48 BEARINGS - ASSUMED) A DISTANCE OF 389.99 FEET;

1 THENCE S 38°56'43" E A DISTANCE OF 77.37 FEET TO THE NORTHWEST CORNER OF BLOCK  
2 "A", SOUTH SUBDIVISION OF EVANS ADDITION TO DENVER;  
3 THENCE S 0°10'42" W, COINCIDENT WITH THE WEST LINE OF SAID BLOCK "A" AND THE  
4 WEST LINE OF BLOCK 1, WHITSITTS ADDITION TO DENVER, A DISTANCE OF 382.07 FEET  
5 TO THE TRUE POINT OF BEGINNING;

6  
7 THENCE S 89°51'54" E, PARALLEL WITH THE SOUTH LINE OF SAID PARCEL OF LAND  
8 DESCRIBED AT RECPTION NUMBER 2024060753, A DISTANCE OF 5.00 FEET;  
9 THENCE S 0°10'42" W, PARALLEL WITH AND 5.00 FEET EAST OF THE WEST LINE OF SAID  
10 BLOCK 1, WHITSITTS ADDITION TO DENVER, A DISTANCE OF 21.00 FEET;  
11 THENCE N 89°51'54" W, PARALLEL WITH THE SOUTH LINE OF SAID PARCEL OF LAND  
12 DESCRIBED AT RECPTION NUMBER 2024060753, A DISTANCE OF 5.00 FEET TO SAID WEST  
13 LINE OF BLOCK 1;  
14 THENCE N 0°10'42" E, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 21.00 FEET TO  
15 THE TRUE POINT OF BEGINNING.

16  
17 SAID PARCEL CONTAINING 105 SQUARE FEET (0.002 ACRES), MORE OR LESS.

18  
19 **PARCEL NUMBER: TE-14**  
20 **1000 N ACOMA ST**

21  
22 **LEGAL DESCRIPTION**  
23

24 A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF BLOCK 1, WHITSITTS  
25 ADDITION TO DENVER, PER THE OFFICIAL RESURVEY ADOPTED AND APPROVED BY  
26 ORDINANCE NO. 66, SERIES OF 1892, AND BEING A PORTION OF THE LAND DESCRIBED IN  
27 THE DEED RECORDED MARCH 1ST, 1994, AT RECEPTION NUMBER 1994038322 IN THE  
28 DENVER CITY AND COUNTY CLERK AND RECORDER'S OFFICE, AND BEING SITUATED IN  
29 THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE 1/4 OF SW 1/4) OF  
30 SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
31 CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY  
32 DESCRIBED AS FOLLOWS:

33  
34 COMMENCING AT THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED  
35 AT THE INTERSECTION OF N ACOMA STREET WITH W 11TH AVENUE, MONUMENTED WITH  
36 A 3 1/4" BRASS CAP STAMPED "DWD RANGE POINT LS 16398 1987" BEING IN A RANGE BOX  
37 APPROXIMATELY 0.5 FEET BELOW ROADWAY GRADE;  
38 WHENCE THE CITY AND COUNTY OF DENVER RANGE POINT MARKER LOCATED AT THE  
39 INTERSECTION OF N BROADWAY WITH W 11TH AVENUE, MONUMENTED WITH 3 1/4" BRASS  
40 CAP STAMPED "DWD RANGE POINT LS 16398 1987" BEING IN A RANGE BOX  
41 APPROXIMATELY 0.5 FEET BELOW ROADWAY GRADE, BEARS S 89°47'44" E (BASIS OF  
42 BEARINGS - ASSUMED) A DISTANCE OF 389.99 FEET;  
43 THENCE S 38°56'43" E A DISTANCE OF 77.37 FEET TO THE NORTHWEST CORNER OF BLOCK  
44 "A", SOUTH SUBDIVISION OF EVANS ADDITION TO DENVER;  
45 THENCE S 0°10'42" W, COINCIDENT WITH THE WEST LINE OF SAID BLOCK "A" AND THE  
46 WEST LINE OF BLOCK 1, WHITSITTS ADDITION TO DENVER, A DISTANCE OF 564.72 FEET  
47 TO THE TRUE POINT OF BEGINNING;

1 THENCE S 46°14'24" E, A DISTANCE OF 15.24 FEET TO THE SOUTH LINE OF THE SAID BLOCK  
2 1, WHITSITTS ADDITION TO DENVER;  
3 THENCE N 89°47'16" W', COINCIDENT WITH SAID SOUTH LINE OF BLOCK 1, A DISTANCE OF  
4 11.04 FEET TO THE SW CORNER OF SAID BLOCK 1;  
5 THENCE N 00°10' 42" E, COINCIDENT WITH THE WEST LINE OF SAID BLOCK 1, A DISTANCE  
6 OF 10.50 FEET TO THE TRUE POINT OF BEGINNING.

7  
8 SAID PARCEL CONTAINING 58 SQUARE FEET (0.001 ACRES), MORE OR LESS.  
9

10 **Section 2.** That the Council finds and determines that property interests in these properties  
11 are needed and required for the following public uses and public purposes: street, sidewalk, and  
12 related improvements along Acoma Street which will connect and provide safe passage between  
13 neighborhood destinations and open spaces, and provide additional public space for arts, culture  
14 and economic activation, as part of the 5280 Trail Project. The Acoma Street Segment of the 5280  
15 Trail Project is located in Council District 10 and will require negotiated purchase or condemnation  
16 of all or any portion of any property as needed, including easement and access rights for the  
17 construction of improvements.

18 **Section 3.** That Council authorizes the Mayor, including his duly authorized representatives,  
19 in accordance with applicable federal, state, and City laws and rules and regulations adopted  
20 pursuant thereto, to acquire the needed property interests, including, but not limited to, fee title,  
21 permanent easements, temporary easements, fixtures, licenses, permits, improvements (including  
22 without limitation, general outdoor advertising devices, buildings, and access points) and any other  
23 rights, interests, and appurtenances thereto. Such authority includes the taking of all actions  
24 necessary to do so without further action by City Council, including but not limited to: conducting  
25 negotiations, executing all related agreements, making all necessary payments, taking any and all  
26 actions required by law before instituting condemnation proceedings, allowing the temporary use of  
27 City-owned land and conveying all or a portion of any City-owned land, including remnants, by  
28 quitclaim deed, permanent or temporary easements, leases, licenses and permits.

29 **Section 4.** That if the interested parties do not agree upon the compensation to be paid for  
30 the needed property interests, the owner or owners of the property are incapable of consenting, the  
31 name or residence of any owner is unknown, or any of the owners are non-residents of the State,  
32 then the City Attorney of the City and County of Denver, upon the Mayor's direction, is authorized  
33 and empowered to exercise the City and County of Denver's eminent domain powers by instituting  
34 and, as necessary, prosecuting to conclusion proceedings under Article 1, Title 38, Colorado  
35 Revised Statutes, to acquire needed property interests upon, through, over, under and along the  
36 above-described property as necessary for the purposes set forth in Section 2 above.

**Section 5.** That the Council finds and determines that the County of Denver’s Department of Transportation and Infrastructure or federal and state agencies may find the need to alter the nature of the property interests or the legal descriptions of the properties referred to in this Ordinance and may continue to do so in order to meet the needs of the Project. Council authorizes the Mayor, including his duly authorized representatives, in accordance with applicable federal, state, and City laws and rules and regulations adopted pursuant thereto, to acquire the property as the property interests and legal descriptions are altered in accordance with the means authorized in this Ordinance.

**Section 7** That the Council authorizes the City to use the power of eminent domain to act as the local authority to repurpose existing City right-of-way with improvements to prioritize the movement of people for safety and economic benefits.

**Section 8** That the City Council hereby finds and determines that the Acoma Street Segment of the 5280 Trail is necessary for the health, safety, and welfare of the public.

COMMITTEE APPROVAL DATE: May 6, 2025 by Consent

MAYOR-COUNCIL DATE: May 13, 2025

PASSED BY THE COUNCIL: \_\_\_\_\_

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

APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
EX-OFFICIO CLERK OF THE  
CITY AND COUNTY OF DENVER

NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_;

PREPARED BY: James Owens, Assistant City Attorney

Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to § 3.2.6 of the Charter.

Katie J. McLoughlin, Interim City Attorney

BY: \_\_\_\_\_, Assistant City Attorney      DATE: \_\_\_\_\_