

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_ COUNCIL BILL NO. CB26-0008  
3 SERIES OF 2026 COMMITTEE OF REFERENCE:  
4 South Platte River

5 **A BILL**

6 **For an ordinance relinquishing a portion of the utility easement reserved in**  
7 **Ordinance No. 1423, Series of 2021, recorded with the Denver Clerk & Recorder**  
8 **at Reception No. 2021231033, located near 748 South Cherokee Street.**

9 **WHEREAS**, the Executive Director of the Department of Transportation and Infrastructure of  
10 the City and County of Denver has found and determined that the public use, convenience and  
11 necessity no longer requires a portion of the easement in the area hereinafter described, and subject  
12 to approval by ordinance, has relinquished the same;

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 relinquishing a portion of the easement reserved in Ordinance No. 1423, Series  
16 of 2021, recorded with the Denver Clerk & Recorder at Reception No. 2021231033, in the following  
17 area:

18 **PARCEL DESCRIPTION ROW NO. 2025-RELINQ-0000016-001:**

19 PARTS OF S. CHEROKEE STREET AND W. OHIO AVENUE RECORDED IN VANDERBILT PARK  
20 AT ENGINEERING BOOK 19 AT PAGE 36 IN THE RECORDS OF THE CITY AND COUNTY OF  
21 DENVER, STATE OF COLORADO AND BEING A PART OF PARCEL A AND PARCEL C OF  
22 EASEMENTS RESERVED IN VACATION ORDINANCE NUMBER 1423, SERIES OF 2021 AT  
23 RECEPTION NUMBER 2021231033 IN SAID RECORDS AND ALSO BEING A PART OF TRACT  
24 C AND A PART OF TRACT EE, BROADWAY STATION FILING NO. 4 OF SAID RECORDS AND  
25 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68  
26 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID CITY AND COUNTY OF DENVER, SAID STATE  
27 OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH  
28 BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION  
29 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING  
30 MONUMENTED ON THE NORTH END BY A FOUND ORIGINAL NOTCHED STONE IN A RANGE  
31 BOX AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP ON A NO. 6 REBAR 6"

1 DEEP IN RANGE BOX STAMPED "JF SATO & ASSOC., 1/4, S15/S22, T4N R68W, PLS 37056,  
2 2017" AND IS ASSUMED TO BEAR NORTH 00°44'36" WEST, 2647.74 FEET.  
3 COMMENCING AT THE SOUTH END OF SAID EAST LINE; THENCE NORTH 47°35'42" WEST,  
4 A DISTANCE OF 1,819.50 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF  
5 SOUTH SANTA FE DRIVE, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE  
6 LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 65°20'25" WEST, A RADIAL DISTANCE  
7 OF 1,943.49 FEET;  
8 THENCE NORTHWESTERLY ON SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE OF  
9 SOUTH SANTA FE DRIVE, THROUGH A CENTRAL ANGLE OF 01°10'21", AN ARC DISTANCE  
10 OF 39.78 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE WITH THE  
11 WESTERLY RIGHT-OF-WAY LINE OF SAID S. CHEROKEE STREET;  
12 THENCE NORTH 00°30'29" WEST, ON SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE  
13 OF 736.41 FEET TO AN ANGLE POINT ON THE EASTERLY LINE OF SAID TRACT C, ALSO  
14 BEING POINT "A" AS DESCRIBED IN SAID PARCEL A AND THE POINT OF BEGINNING;  
15 THENCE SOUTH 09°27'08" EAST, ON SAID EASTERLY LINE AND ON THE NORTHEASTERLY  
16 LINE OF SAID PARCEL A, A DISTANCE OF 2.22 FEET TO THE SOUTHEAST CORNER OF SAID  
17 TRACT C;  
18 THENCE SOUTH 89°23'58" WEST, ON THE SOUTHERLY LINE OF SAID TRACT C, A DISTANCE  
19 OF  
20 446.27 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT C, ALSO BEING THE  
21 EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH SANTA FE DRIVE;  
22 THENCE NORTH 32°45'00" WEST, ON THE WESTERLY LINE OF SAID TRACT C AND ON SAID  
23 EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 26.01 FEET TO A CORNER IN THE  
24 WESTERLY LINE OF SAID TRACT C AND ALSO THE INTERSECTION OF SAID EASTERLY  
25 RIGHT-OF-WAY LINE OF SOUTH SANTA FE DRIVE AND THE EASTERLY RIGHT-OF-WAY LINE  
26 OF A PARCEL OF LAND DESCRIBED AS UNIT 5 IN ORDINANCE 3, SERIES 1962 OF SAID  
27 RECORDS;  
28 THENCE NORTH 00°37'16" WEST, ON SAID WESTERLY LINE AND ON SAID EASTERLY  
29 RIGHT-OF-WAY LINE OF UNIT 5 IN ORDINANCE 3, SERIES 1962, A DISTANCE OF 7.98 FEET  
30 TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE WITH THE NORTH RIGHT-  
31 OF-WAY LINE OF SAID W. OHIO AVENUE AND ALSO BEING THE NORTHWESTERLY CORNER  
32 OF SAID PARCEL C;

1 THENCE NORTH 89°23'58" EAST, ON SAID NORTH RIGHT-OF-WAY LINE AND ALSO BEING  
2 THE NORTHERLY LINE OF SAID PARCEL C, A DISTANCE OF 459.82 FEET TO SAID WEST  
3 RIGHT-OF- WAY LINE OF S. CHEROKEE STREET AND THE NORTHEAST CORNER OF SAID  
4 PARCEL C;  
5 THENCE SOUTH 00°30'29" EAST ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 27.80  
6 FEET TO THE POINT OF BEGINNING.  
7 THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 13,642 SQUARE  
8 FEET OR (0.3132 ACRES), MORE OR LESS  
9 be and the same is hereby approved and that a portion of the easement within the above-described  
10 area is hereby relinquished.

11

12 COMMITTEE APPROVAL DATE: January 14, 2026 by Consent

13 MAYOR-COUNCIL DATE: January 20, 2026

14 PASSED BY THE COUNCIL: 2/2/2026

15  \_\_\_\_\_ - PRESIDENT  
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16 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

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

20 NOTICE PUBLISHED IN THE DENVER POST: \_\_\_\_\_ ; \_\_\_\_\_

21 PREPARED BY: Bradley A. Beck, Assistant City Attorney DATE: January 22, 2026

22 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the Office of the  
23 City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
24 ordinance. The proposed ordinance is submitted to the City Council for approval pursuant to § 3.2.6  
25 of the Charter.

26

27 Miko Ando Brown, Denver City Attorney

28 BY:  \_\_\_\_\_, Assistant City Attorney DATE: 1/21/2026 | 4:39 PM MST  
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