



REQUEST FOR ORDINANCE TO RELINQUISH AN EASEMENT

TO: Katie Ehlers, City Attorney’s Office

FROM: Glen Blackburn, PE, Director, Right of Way Services

PROJECT NO: 2025-RELINQ-0000019

DATE: December 23, 2025

SUBJECT: Request for an Ordinance to relinquish a portion of the sidewalk easement established in the Permanent Easement for Sidewalk Area Reception No. 2002008116. Located at 2500 East 2nd Avenue.

Signed by:

DF13EBC85E48471...

It is requested that the above subject item be placed on the next available Mayor Council Agenda.

This office has investigated the request of Martin/Martin Consulting Engineers, dated October 14, 2025 on behalf of Cherry Lane II Redevelopment Owner LLC for the relinquishment of the subject easement.

This matter has been coordinated with Asset Management; City Forester; Comcast; Denver Water; DOTI ROWS Survey; Denver Fire Department; Historic Preservation/Landmark; Metro Water Recovery; Emergency Management; Parks & Recreation; DOTI ROWS Construction Engineering; DOTI Policy and Planning; DOTI Sign & Stripe; CenturyLink; Xcel Energy; City Councilmember Sawyer, District 5; CPD DS Project Coordinator; DOTI ROWS DES Transportation and Wastewater; RTD; and CDOT, all of whom have indicated no objection to the proposed easement relinquishment.

As a result of these investigations, it has been determined that there is no objection to relinquishing the subject easement.

Therefore, you are requested to initiate Council action to relinquish the easement in the following described area:

INSERT PARCEL DESCRIPTION 2025-RELINQ-0000019-001 HERE

A vicinity map of the subject easement area and a copy of the document creating the easement are attached.

GB:je

- cc: City Councilperson & Aides
- City Council Staff – Luke Palmisano
- Department of Law – Bradley Beck
- Department of Law – Katie Ehlers
- Department of Law – Mar’quasa Maes
- DOTI, Manager’s Office – Alba Castro
- DOTI, ROWS Deputy Director – Darion Mayhorn
- DOTI, Ordinance
- DOTI, Survey – Paul Rogalla

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services | Engineering & Regulatory
201 W Colfax Ave, Dept 507 | Denver, CO 80202
www.denvergov.org/rowplanreview
Phone: (720) 865-3003

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor’s Legislative Team at [MileHighOrdinance@DenverGov.org](mailto: MileHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor’s Legislative team with questions

Date of Request: December 23, 2025

Please mark one: Bill Request or Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

Yes No

1. Type of Request:

- Contract/Grant Agreement Intergovernmental Agreement (IGA) Rezoning/Text Amendment
 Dedication/Vacation Appropriation/Supplemental DRMC Change
 Other: Easement Relinquishment

2. Title: (Start with *approves, amends, dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

Approves an Ordinance to relinquish a portion of the sidewalk easement established in the Permanent Easement for Sidewalk Area Reception No. 2002008116. Located at 2500 East 2nd Avenue.

3. Requesting Agency: Department of Transportation & Infrastructure, Right-of-Way Services, Engineering & Regulatory

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Jessica Eusebio	Name: Alaina McWhorter
Email: Jessica.Eusebio@denvergov.org	Email: Alaina.mcwhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

Request for an Ordinance to relinquish a portion of the sidewalk easement established in the Permanent Easement for Sidewalk Area Reception No. 2002008116. Located at 2500 East 2nd Avenue.

6. City Attorney assigned to this request (if applicable): Brad Beck

7. City Council District: Councilmember Sawyer, District 5

8. **For all contracts, fill out and submit accompanying Key Contract Terms worksheet**

To be completed by Mayor’s Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name (including any dba's):

Contract control number (legacy and new):

Location:

Is this a new contract? Yes No Is this an Amendment? Yes No If yes, how many? _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

Scope of work:

Was this contractor selected by competitive process?

If not, why not?

Has this contractor provided these services to the City before? Yes No

Source of funds:

Is this contract subject to: W/MBE DBE SBE XO101 ACDBE N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____



EASEMENT RELINQUISHMENT EXECUTIVE SUMMARY

Application Title: 2025-RELINQ-0000019 - Cherry Lane Sidewalk Easement Along 1st Avenue

Property Owner: Cherry Lane II Redevelopment Owner LLC

Description of Proposed Easement Relinquishment: Proposing to relinquish a portion of the sidewalk easement established in the Permanent Easement for Sidewalk Area Reception No. 2002008116. Located at 2500 East 2nd Avenue.

Project Background: The applicant is requesting to relinquish a portion of this easement to accommodate the new buildings setbacks. If approved, the updated easement line would be 5' from the building face and would comply with current setback requirements.

Location Map:



City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services | Engineering & Regulatory
201 W Colfax Ave, Dept 507 | Denver, CO 80202
www.denvergov.org/rowplanreview
Phone: (720) 865-3003

**EXHIBIT A
LAND DESCRIPTION
"EASEMENT"
SHEET 1 OF 4**

TWO PARCELS OF LAND BEING PORTIONS OF THAT PERMANENT EASEMENT FOR SIDEWALK AREA DESCRIBED AT RECEPTION NO. 2002008116, SAID PARCELS ALSO BEING A PART OF BLOCKS 66 AND 67, HARMANS SUBDIVISION AND A PORTION OF COLUMBINE STREET VACATED BY ORDINANCE NO. 23, SERIES OF 1953, SITUATED IN THE WEST HALF OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCING AT THE SOUTHEAST CORNER OF THAT PORTION OF EAST 1ST AVENUE VACATED BY SAID ORDINANCE;
 THENCE NORTH 85°08'33" WEST, A DISTANCE OF 491.70 FEET TO A POINT ON THE NORTH LINE OF SAID EASEMENT AND THE **POINT OF BEGINNING**;
 THENCE SOUTH 00°00'15" WEST ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 3.42 FEET;
 THENCE NORTH 89°49'13" WEST DEPARTING SAID EAST LINE, A DISTANCE OF 116.91 FEET TO THE NORTHERLY PERIMETER OF SAID EASEMENT;

THENCE ALONG SAID NORTHERLY PERIMETER THE FOLLOWING ELEVEN (11) COURSES:

1. NORTH 00°08'20" EAST, A DISTANCE OF 2.73 FEET;
2. SOUTH 89°30'05" EAST, A DISTANCE OF 2.49 FEET;
3. NORTH 00°09'55" WEST, A DISTANCE OF 2.94 FEET;
4. SOUTH 89°51'35" EAST, A DISTANCE OF 25.55 FEET;
5. SOUTH 00°08'20" WEST, A DISTANCE OF 2.93 FEET;
6. SOUTH 89°29'54" EAST, A DISTANCE OF 2.47 FEET;
7. NORTH 00°08'20" EAST, A DISTANCE OF 2.94 FEET;
8. SOUTH 89°51'40" EAST, A DISTANCE OF 15.66 FEET;
9. SOUTH 00°08'20" WEST, A DISTANCE OF 2.34 FEET;
10. SOUTH 89°51'40" EAST, A DISTANCE OF 61.11 FEET;
11. SOUTH 89°59'45" EAST, A DISTANCE OF 9.64 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 486 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

PARCEL 2:

COMMENCING AT THE SOUTHEAST CORNER OF THAT PORTION OF EAST 1ST AVENUE VACATED BY SAID ORDINANCE;
 THENCE NORTH 86°05'09" WEST, A DISTANCE OF 614.10 FEET TO A POINT ON THE NORTHERLY PERIMETER OF SAID EASEMENT AND THE **POINT OF BEGINNING**;
 THENCE SOUTH 00°08'20" WEST ALONG SAID NORTHERLY PERIMETER, A DISTANCE OF 3.31 FEET;
 THENCE NORTH 89°49'13" WEST DEPARTING SAID NORTHERLY PERIMETER, A DISTANCE OF 147.98 FEET ;

THENCE NORTH 00°10'47" EAST, A DISTANCE OF 2.54 FEET TO SAID NORTHERLY PERIMETER;

THENCE ALONG SAID NORTHERLY PERIMETER THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 89°51'40" EAST, A DISTANCE OF 0.71 FEET;
2. NORTH 00°08'20" EAST, A DISTANCE OF 0.80 FEET;
3. SOUTH 89°51'40" EAST, A DISTANCE OF 3.48 FEET;
4. SOUTH 00°08'20" WEST, A DISTANCE OF 0.80 FEET;
5. SOUTH 89°51'40" EAST, A DISTANCE OF 1.88 FEET;
6. NORTH 00°08'20" EAST, A DISTANCE OF 0.67 FEET;
7. SOUTH 89°51'35" EAST, A DISTANCE OF 141.91 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 482 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

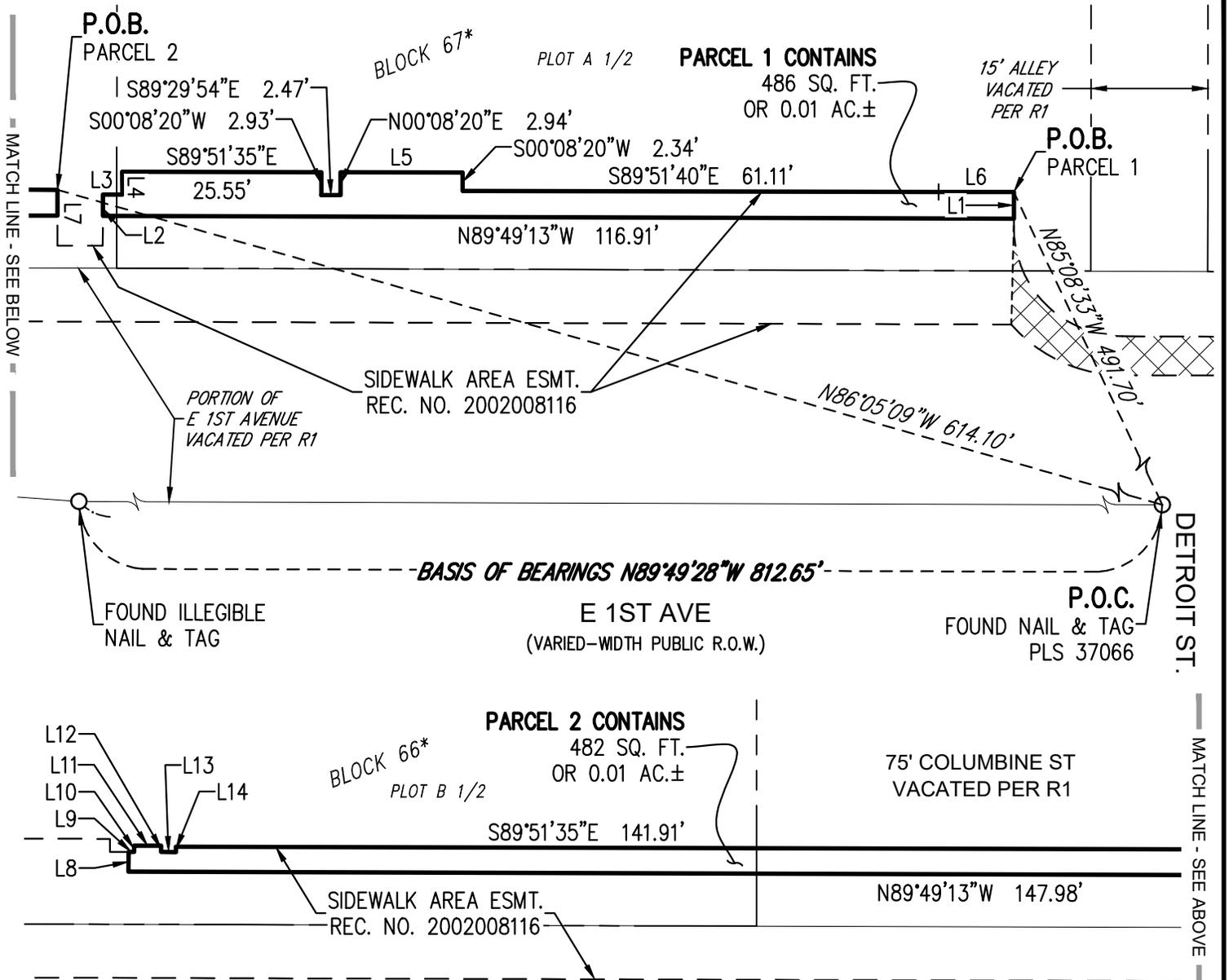
BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THAT PORTION OF EAST 1ST AVENUE VACATED BY ORDINANCE NO. 23, SERIES OF 1953 AS BEARING NORTH 89°49'28" WEST AS MEASURED USING THE CITY AND COUNTY OF DENVER LOW DISTORTION PROJECTION. SAID LINE BEING MONUMENTED AT THE WEST END BY AN ILLEGIBLE NAIL AND TAG AND MONUMENTED AT THE EAST END BY A NAIL AND TAG STAMPED "PLS 37066".

PREPARED BY: CURTIS A. MOWRY
PLS 26969

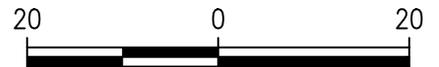
ON BEHALF OF: HARRIS KOCHER SMITH
1290 BROADWAY, SUITE 800
DENVER, CO 80203
303.623.6300



EXHIBIT A ILLUSTRATION



- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- * = HARMANS SUBDIVISION
- R1 = ORDINANCE NO. 23, SERIES OF 1953
- PORTION OF ESMT. RELINQUISHED PER ORD. NO. 81, SERIES OF 2005



SCALE: 1" = 20'

NOTE:
 THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
 IT IS INTENDED TO DEPICT ONLY THE ATTACHED DESCRIPTION.

HKS HARRIS KOCHER SMITH
 1290 Broadway, Suite 800
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

ILLUSTRATION

PROJECT #:	230101
CHECKED BY:	CAM
DRAWN BY:	TWG
SHEET NUMBER	3
	3 OF 4

EXHIBIT A ILLUSTRATION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°00'15"W	3.42'
L2	N00°08'20"E	2.73'
L3	S89°30'05"E	2.49'
L4	N00°09'55"W	2.94'
L5	S89°51'40"E	15.66'
L6	S89°59'45"E	9.64'
L7	S00°08'20"W	3.31'
L8	N00°10'47"E	2.54'
L9	S89°51'40"E	0.71'
L10	N00°08'20"E	0.80'
L11	S89°51'40"E	3.48'
L12	S00°08'20"W	0.80'
L13	S89°51'40"E	1.88'
L14	N00°08'20"E	0.67'



HKS **HARRIS KOCHER SMITH**
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 HarrisKocherSmith.com

LINE & CURVE TABLES

PROJECT #: 230101
CHECKED BY: CAM
DRAWN BY: TWG
SHEET NUMBER
4
4 OF 4