

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2019

COUNCIL BILL NO. CB19-0731  
COMMITTEE OF REFERENCE:

4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance vacating a subsurface portion of both Argonne Street and**  
7 **Biscay Street, adjacent to 64<sup>th</sup> Avenue, with reservations.**

8 **WHEREAS**, the Executive Director of Public Works of the City and County of Denver has  
9 found and determined that the public use, convenience and necessity no longer require that certain  
10 area in the system of thoroughfares of the municipality hereinafter described and, subject to approval  
11 by ordinance, has vacated the same with the reservations hereinafter set forth;

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

13 **Section 1.** That the action of the Executive Director of Public Works in vacating the  
14 following described right-of-way in the City and County of Denver, State of Colorado, to wit:

15 **PARCEL DESCRIPTION ROW NO. 2019-VACA-0000002-001:**

16 ALL THAT REAL PROPERTY LYING BETWEEN 5351.15 FEET, SAID ELEVATION BEING 2 FEET  
17 BELOW FINISHED GRADE OF THE ROADWAY, AND 5333.15 FEET SAID ELEVATION BEING  
18 20 FEET BELOW FINISHED GRADE; ALL LYING WITHIN THE FOLLOWING DESCRIBED  
19 PARCEL OF LAND. BEING A PORTION OF ARGONNE STREET RIGHT-OF-WAY, HIGH POINT  
20 SUBDIVISION FILING NO.1, AS RECORDED AT RECEPTION NO. 2008085984, SITUATED IN  
21 THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE  
22 SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO,  
23 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

24  
25 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, THENCE ALONG THE  
26 SOUTHERLY LINE OF SAID SOUTHWEST QUARTER, N89°25'17"E A DISTANCE OF 593.98  
27 FEET; THENCE N00°34'43"W A DISTANCE OF 84.00 FEET TO THE INTERSECTION OF THE  
28 WESTERLY RIGHT-OF WAY LINE OF SAID ARGONNE STREET AND THE NORTHERLY RIGHT-  
29 OF-WAY LINE OF 64<sup>TH</sup> AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING;  
30 THENCE ALONG SAID WESTERLY RIGHT-OF WAY LINE THE FOLLOWING TWO (2)  
31 CONSECUTIVE COURSES: 1) 46.39 FEET ALONG A NON-TANGENT CURVE TO THE LEFT  
32 HAVING A CENTRAL ANGLE OF 88°35'36", A RADIUS OF 30.00 FEET AND A CHORD WHICH  
33 BEARS N45°07'29"E A DISTANCE OF 41.90 FEET; 2) THENCE N00°49'41"E A DISTANCE OF  
34 10.74 FEET; THENCE N89°25'17"E A DISTANCE OF 80.02 FEET TO THE EASTERLY RIGHT-OF  
35 WAY LINE OF SAID ARGONNE STREET; THENCE ALONG SAID EASTERLY RIGHT-OF WAY  
36 LINE, THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) S00°49'41"W A DISTANCE OF  
37 9.27 FEET TO A POINT OF CURVATURE; 2) THENCE 47.86 FEET ALONG A CURVE TO THE  
38 LEFT HAVING A CENTRAL ANGLE OF 91°24'24", A RADIUS OF 30.00 FEET AND A CHORD

1 WHICH BEARS S44°52'31"E A DISTANCE OF 42.94 FEET TO A POINT ON THE NORTHERLY  
2 RIGHT-OF-WAY LINE OF 64<sup>TH</sup> AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY  
3 LINE, S89°25'17"W A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING;

4  
5 SAID PARCEL CONTAINS 0.082 ACRES, (3,588 SQUARE FEET), MORE OR LESS.

6  
7 ALL LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.

8 BASIS OF BEARING

9 BEARINGS ARE BASED UPON THE ASSUMPTION THAT THE SOUTH LINE OF THE  
10 SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE  
11 SIXTH PRINCIPAL MERIDIAN BEARS N89°25'17"E BETWEEN FOUND MONUMENTS AT THE  
12 SOUTHWEST CORNER OF SECTION 3, A 3 ¼" ALUMINUM CAP IN RANGE BOX LS #27278  
13 AND THE SOUTH ONE QUARTER CORNER OF SECTION 3, A 3 ¼" ALUMINUM CAP IN RANGE  
14 BOX LS #27278.

15  
16 BENCHMARK:

17  
18 THE ELEVATIONS SHOWN HEREON ARE BASED UPON COLORADO BENCH MARK  
19 "DVX H", ELEVATION = 5425.25 FEET (NAVD 1988), LOCATED IN THE NORTHWEST QUARTER  
20 OF SECTION 2, T3S, R66W, 6TH P.M.

21 be and the same is hereby approved and the described right-of-way is hereby vacated and  
22 declared vacated;

23 PROVIDED, HOWEVER, said vacation shall be subject to the following reservation:

24 A perpetual, non-exclusive easement is hereby reserved by the City and County of Denver,  
25 its successors and assigns, over, under, across, along and through the vacated area for the  
26 purposes of constructing, operating, maintaining, repairing, upgrading and replacing public or private  
27 utilities including, without limitation, storm drainage, sanitary sewer, and water facilities and all  
28 appurtenances to said utilities. A hard surface shall be maintained by the property owner over the  
29 entire easement area. The City reserves the right to authorize the use of the reserved easement by  
30 all utility providers. No trees, fences, retaining walls, landscaping or structures shall be allowed over,  
31 upon or under the easement area. Any such obstruction may be removed by the City or the utility  
32 provider at the property owner's expense. The property owner shall not re-grade or alter the ground  
33 cover in the easement area without permission from the City and County of Denver. The property  
34 owner shall be liable for all damages to such utilities, including their repair and replacement, at the  
35 property owner's sole expense. The City and County of Denver, its successors, assigns, licensees,  
36 permittees and other authorized users shall not be liable for any damage to property owner's property  
37 due to use of this reserved easement.

38 **Section 2.** That the action of the Executive Director of Public Works in vacating the  
39 following described right-of-way in the City and County of Denver, State of Colorado, to wit:

**PARCEL DESCRIPTION ROW NO. 2019-VACA-0000002-002:**

ALL THAT REAL PROPERTY LYING BETWEEN 5357.10 FEET, SAID ELEVATION BEING 2 FEET BELOW FINISHED GRADE OF THE ROADWAY, AND 5339.10 FEET SAID ELEVATION BEING 20 FEET BELOW FINISHED GRADE; ALL LYING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND. BEING A PORTION OF BISCAY STREET RIGHT-OF-WAY, HIGH POINT SUBDIVISION FILING NO.1, AS RECORDED AT RECEPTION NO. 2008085984, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, THENCE ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER, N89°25'17"E A DISTANCE OF 1257.88 FEET; THENCE N00°34'43"W A DISTANCE OF 72.00 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF WAY LINE OF SAID BISCAY STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF 64<sup>TH</sup> AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT-OF WAY LINE THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) 46.39 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 88°35'36", A RADIUS OF 30.00 FEET AND A CHORD WHICH BEARS N45°07'29"E A DISTANCE OF 41.90 FEET; 2) THENCE N00°49'41"E A DISTANCE OF 10.74 FEET; THENCE N89°25'17"E A DISTANCE OF 70.02 FEET TO THE EASTERLY RIGHT-OF WAY LINE OF SAID BISCAY STREET; THENCE ALONG SAID EASTERLY RIGHT-OF WAY LINE, THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) S00°49'41"W A DISTANCE OF 9.27 FEET TO A POINT OF CURVATURE; 2) THENCE 47.86 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 91°24'24", A RADIUS OF 30.00 FEET AND A CHORD WHICH BEARS S44°52'31"E A DISTANCE OF 42.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 64<sup>TH</sup> AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S89°25'17"W A DISTANCE OF 130.04 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 0.073 ACRES, (3,188 SQUARE FEET), MORE OR LESS.

ALL LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.

**BASIS OF BEARING**

BEARINGS ARE BASED UPON THE ASSUMPTION THAT THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS N89°25'17"E BETWEEN FOUND MONUMENTS AT THE SOUTHWEST CORNER OF SECTION 3, A 3 ¼" ALUMINUM CAP IN RANGE BOX LS #27278 AND THE SOUTH ONE QUARTER CORNER OF SECTION 3, A 3 ¼" ALUMINUM CAP IN RANGE BOX LS #27278.

**BENCHMARK:**

THE ELEVATIONS SHOWN HEREON ARE BASED UPON COLORADO BENCH MARK "DVX H", ELEVATION = 5425.25 FEET (NAVD 1988), LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, T3S, R66W, 6TH P.M.

be and the same is hereby approved and the described right-of-way is hereby vacated and declared vacated;

PROVIDED, HOWEVER, said vacation shall be subject to the following reservation:

1 A perpetual, non-exclusive easement is hereby reserved by the City and County of Denver, its  
2 successors and assigns, over, under, across, along and through the vacated area for the purposes  
3 of constructing, operating, maintaining, repairing, upgrading and replacing public or private utilities  
4 including, without limitation, storm drainage, sanitary sewer, and water facilities and all  
5 appurtenances to said utilities. A hard surface shall be maintained by the property owner over the  
6 entire easement area. The City reserves the right to authorize the use of the reserved easement by  
7 all utility providers. No trees, fences, retaining walls, landscaping or structures shall be allowed over,  
8 upon or under the easement area. Any such obstruction may be removed by the City or the utility  
9 provider at the property owner's expense. The property owner shall not re-grade or alter the ground  
10 cover in the easement area without permission from the City and County of Denver. The property  
11 owner shall be liable for all damages to such utilities, including their repair and replacement, at the  
12 property owner's sole expense. The City and County of Denver, its successors, assigns, licensees,  
13 permittees and other authorized users shall not be liable for any damage to property owner's property  
14 due to use of this reserved easement.

15  
16 COMMITTEE APPROVAL DATE: July 23, 2019 by Consent

17 MAYOR-COUNCIL DATE: July 30, 2019

18 PASSED BY THE COUNCIL: August 12, 2019

19  - PRESIDENT

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

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

24  
25 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_;

26 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: August 1, 2019

27 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
28 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
29 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §  
30 3.2.6 of the Charter.

31  
32 Kristin M. Bronson, Denver City Attorney

33 BY: , Assistant City Attorney DATE: Jul 30, 2019