

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2014

COUNCIL BILL NO. CB14-0658  
COMMITTEE OF REFERENCE:  
INFRASTRUCTURE & CULTURE

**A BILL**

**For an ordinance vacating a portion of Cottonwood Street and West 14<sup>th</sup> Avenue, south of West Colfax and east of Shoshone Street, without reservations.**

**WHEREAS**, the Manager of Public Works of the City and County of Denver has found and determined that the public use, convenience and necessity no longer require that certain portion of that certain area in the system of thoroughfares of the municipality hereinafter described and, subject to approval by ordinance, has vacated the same, without reservations;

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

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

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**PARCEL DESCRIPTION ROW NO. 2012-0107-02-001**

**COTTONWOOD STREET VACATION**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, BAKERS VILLA ALSO BEING THE POINT OF BEGINNING THENCE N89°49'30"E A DISTANCE OF 10.00 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF COTTONWOOD STREET N00°10'30"W A DISTANCE OF 190.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COLFAX AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY N89°47'26"E A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF COTTONWOOD STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING (3) COURSES 1) S00°10'30"E A DISTANCE OF 190.00 FEET; 2) THENCE S89°49'30"W A DISTANCE OF 10.00 FEET; 3) THENCE S00°10'30"E A DISTANCE OF 164.36 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 14TH AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S89°48'23"W A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COTTONWOOD STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE N00°10'30"W A DISTANCE OF 164.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.325 ACRES (14,174 SQ. FT.), MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED UPON A DENVER 20 FOOT RANGE LINE LOCATED IN EAST COLFAX AVENUE BEARING N89°47'26"E BEING MONUMENTED BY A FOUND #6 REBAR WITH 2" ALUMINIM CAP 8" IN RANGE BOX STAMPED "RANGE POINT" AT THE INTERSECTION OF ZUNI STREET AND EAST COLFAX AVENUE AND A FOUND #6 REBAR WITH 2" ALUMINIM CAP 8" IN RANGE BOX STAMPED "RANGE POINT" AT THE INTERSECTION OF COTTONWOOD STREET AND EAST COLFAX AVENUE.

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**PARCEL DESCRIPTION ROW NO. 2012-0107-02-002**

14TH AVENUE VACATION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 10, BLOCK 8, BAKERS VILLA AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 14TH AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY S89°48'23"W A DISTANCE OF 10.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S89°48'23"W A DISTANCE OF 219.88 TO THE EASTERLY RIGHT-OF-WAY LINE OF SHOSHONE STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N05°59'04"E A DISTANCE OF 70.41 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 14TH AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N89°48'23"E A DISTANCE OF 212.33 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF COTTONWOOD STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 14TH AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF COTTONWOOD STREET EXTENDED AND THE WESTERLY LINE OF ORDINANCE 814-2006, S00°10'30"E A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.466 ACRES (20,292 SQ. FT.) MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED UPON A DENVER 20 FOOT RANGE LINE LOCATED IN EAST COLFAX AVENUE BEARING N89°47'26"E BEING MONUMENTED BY A FOUND #6 REBAR WITH 2" ALUMINIM CAP 8" IN RANGE BOX STAMPED "RANGE POINT" AT THE INTERSECTION OF ZUNI STREET AND EAST COLFAX AVENUE AND A FOUND #6 REBAR WITH 2" ALUMINIM CAP 8" IN RANGE BOX STAMPED "RANGE POINT" AT THE INTERSECTION OF COTTONWOOD STREET AND EAST COLFAX AVENUE.

be and the same is hereby approved and the described portion of Cottonwood Street and West 14<sup>th</sup> Avenue are hereby vacated and declared vacated, without reservations.

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1 COMMITTEE APPROVAL DATE: August 14, 2014 [by consent]  
2 MAYOR-COUNCIL DATE: August 19, 2014  
3 PASSED BY THE COUNCIL: \_\_\_\_\_, 2014  
4 \_\_\_\_\_ - PRESIDENT  
5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_, 2014  
6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER  
9  
10 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2014; \_\_\_\_\_, 2014  
11 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: September 25, 2014  
12 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
13 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
14 ordinance. The proposed ordinance is submitted to the City Council for approval pursuant to §  
15 3.2.6 of the Charter.  
16  
17 D. Scott Martinez, Denver City Attorney  
18 BY: \_\_\_\_\_, City Attorney DATE: \_\_\_\_\_, 2014  
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