

**BY AUTHORITY**

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

COUNCIL BILL NO. CB24-0780

SERIES OF 2024

COMMITTEE OF REFERENCE:

Land Use, Transportation and Infrastructure

**A BILL**

**For an ordinance designating certain property as “park” under section 2.4.5 of the City Charter, referred to as the Sand Creek “bulk fuel farm”.**

**WHEREAS**, the following real property which is under the jurisdiction of the Denver Department of Parks and Recreation has been or will be used for park purposes within the City and County of Denver (“Park Property”):

A parcel of land located in the Southeast 1/4 of Section 21, Township 3 South, Range 67 West of the 6<sup>th</sup> P.M., City and County of Denver, State of Colorado, and being more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 21;  
Thence South 39°19’12” East, a distance of 807.30 feet to the most Westerly Southwest corner of a parcel of land described as Sand Creek Open Space I (one) in a deed recorded at Reception Number 2002076382 in the records of the City and County of Denver Clerk and Recorder’s Office and the Point of Beginning;

Thence along the Southwesterly line of said parcel the following twelve (12) courses:

1. South 55°30’11” East, a distance of 32.62 feet;
2. South 37°25’02” East, a distance of 89.98 feet;
3. South 73°26’59” East, a distance of 324.66 feet;
4. South 59°10’18” East, a distance of 230.59 feet;
5. South 51°21’08” East, a distance of 145.39 feet;
6. South 64°26’07” East, a distance of 130.53 feet;
7. South 59°02’50” East, a distance of 191.25 feet;
8. South 50°14’54” East, a distance of 299.26 feet;
9. South 39°19’16” East, a distance of 173.89 feet;
10. South 25°12’38” East, a distance of 142.18 feet;
11. South 42°37’35” East, a distance of 142.83 feet;
12. South 34°08’49” East, a distance of 179.44 feet to the most Northerly corner of a parcel of land described as Parcel 14 in a deed recorded at Reception Number 2010125044 in said records;

Thence South 55°04’34” West, along the Northwesterly line of said parcel, a distance of 176.13 feet to the Southwest corner of said parcel and a point on the Northerly right-of-way line of the Union Pacific Railroad; Thence North 84°51’15” West, along said Northerly right-of-way line, a distance of 1064.22 feet to the Southeast corner of a parcel of land described in a deed recorded at Reception Number 2013085946 in said records; Thence North 0°19’23” West, along the Easterly line of said parcel, and along the Easterly line of a parcel

1 of land described in a deed recorded at Reception Number 2004219303, a distance of  
2 508.35 feet to the Southeast corner of a parcel of land described in a deed at Reception  
3 Number 2006011762 in said records; Thence North 0°19'23" West, along the Easterly line  
4 of said parcel, a distance of 69.28 feet to the Northeast corner of said parcel; Thence North  
5 62°11'04" West, along the Northeasterly line of said parcel, a distance of 422.90 feet to the  
6 Northwest corner of said parcel and a point on the Easterly line of a parcel of land described  
7 in a deed recorded at Reception Number 9900186035 in said records; Thence North  
8 0°19'25" West, along said Easterly line, a distance of 484.63 feet to the Point of Beginning.  
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10 Basis of Bearings: Bearings are based on the Northerly line of the Northwest 1/4 of the  
11 Southeast 1/4 of Section 21, Township 3 South, Range 67 West of the Sixth Principal  
12 Meridian, said Northerly line bearing North 89°41'26" East, based on NAD 83/92 State  
13 Plane Central Zone coordinates. The Center 1/4 corner of Section 21 is a 2-1/2" aluminum  
14 cap stamped: "Greenhorn & O'Mera PLS 23501. The Center – East 1/16<sup>th</sup> corner of Section  
15 21 is a No. 8 rebar with a punch mark 0.07' below the surface of the ground.  
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17 **WHEREAS**, the Parks and Recreation Advisory Board and the Executive Director of Parks  
18 and Recreation have recommended that said Park Property be formally designated as a "park"  
19 under section 2.4.5 of the City Charter.

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

21 **Section 1.** That the Park Property, legally described above, is hereby designated as a "park"  
22 under section 2.4.5 of the City Charter, and shall henceforth be regarded as being a designated park  
23 in the City and County of Denver, such designation being subject to any existing utilities lawfully  
24 located in the Park Property as of the date of this park designation.  
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1 COMMITTEE APPROVAL DATE: June 18, 2024  
2 MAYOR-COUNCIL DATE: June 25, 2024  
3 PASSED BY THE COUNCIL: \_\_\_\_\_  
4 \_\_\_\_\_ - PRESIDENT  
5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_  
6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER  
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_; \_\_\_\_\_  
10 PREPARED BY: Jason D. Moore, Assistant City Attorney DATE: July 3, 2024  
11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the  
12 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §  
14 3.2.6 of the Charter.  
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16 Kerry Tipper, Denver City Attorney  
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18 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_