

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2023

COUNCIL BILL NO. CB23-0729
COMMITTEE OF REFERENCE:

4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance renaming a portion of South Cherokee Street as South**
7 **Delaware Street.**

8 **WHEREAS**, this portion of land was previously dedicated as South Cherokee Street (also
9 previously known as Oriente Avenue) by the Vanderbilt Park plat recorded at Plat Book 9, Page 24,
10 and the Sylvester’s Addition to Vanderbilt Park plat recorded at Plat Book 10, Page 3, in the Office of
11 the Clerk and Recorder, County of Arapahoe, and also being accepted by and in the records of the
12 City and County of Denver;

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

14 **Section 1.** The Council hereby approves the renaming of the following described portion of
15 South Cherokee Street to South Delaware Street:

16 **PARCEL DESCRIPTION ROW NO. 2023-VACA-0000003-001:**

17 **PARCEL A:**

18
19 A PARCEL OF LAND BEING A PORTION OF S. CHEROKEE ST. AS SHOWN ON THE PLAT OF
20 VANDERBILT PARK AND SYLVESTER’S ADDITION TO VANDERBILT PARK IN THE RECORDS
21 OF THE CITY AND COUNTY OF DENVER, SAID PARCEL BEING LOCATED IN THE SOUTHWEST
22 ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH
23 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING
24 DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE EAST LINE OF SAID
25 SOUTHWEST ONE-QUARTER, MONUMENTED ON THE NORTH END BY A FOUND ORIGINAL
26 NOTCHED STONE IN A RANGE BOX AND ON THE SOUTH END BY A FOUND 3-1/4” ALUMINUM
27 CAP ON A 3/4” REBAR IN A RANGE BOX, STAMPED “JF SATO & ASSOC., 1/4. S15/S22, T4N
28 R68W, PLS 37056, 2017, ASSUMED TO BEAR NORTH 00°44’36” WEST A DISTANCE OF 2647.74
29 FEET;

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31 **COMMENCING** AT THE SOUTH END OF SAID EAST LINE; THENCE NORTH 34°57’37" WEST, A
32 DISTANCE OF 2,335.42 FEET TO THE NORTHEAST CORNER OF THAT PORTION OF VACATED
33 S. CHEROKEE ST. DESCRIBED AS PARCEL “A” IN ORDINANCE 1423 SERIES OF 2021
34 RECORDED DECEMBER 20, 2021, AT RECEPTION NUMBER 2021231033 IN SAID RECORDS
35 AND THE **POINT OF BEGINNING**;

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37 THENCE COINCIDENT WITH THE NORTHERLY LINES OF SAID PARCEL “A” THE FOLLOWING

1 TWO (2) COURSES:
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3 1. THENCE SOUTH 80°32'52" WEST, A DISTANCE OF 14.38 FEET;
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5 2. THENCE NORTH 09°27'08" WEST, A DISTANCE OF 88.94 FEET TO THE SOUTHERLY
6 EXTENSION OF THE EAST LINE OF BLOCK 1 OF SAID PLAT OF VANDERBILT PARK;
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8 THENCE NORTH 00°30'29" WEST, COINCIDENT WITH SAID SOUTHERLY EXTENSION OF THE
9 EAST LINE, A DISTANCE OF 119.70 FEET TO THE NORTHEAST CORNER OF LOT 28, BLOCK 1,
10 OF SAID VANDERBILT PARK;
11

12 THENCE SOUTH 89°57'42" WEST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 28, A
13 DISTANCE OF 1.91 FEET TO THE EAST LINE OF BLOCK 1, SAID SYLVESTER'S ADDITION TO
14 VANDERBILT PARK;
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16 THENCE NORTH 00°33'00" WEST, COINCIDENT WITH SAID EAST LINE OF BLOCK 1,
17 SYLVESTER'S ADDITION TO VANDERBILT PARK A DISTANCE OF 297.99 FEET TO THE
18 SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 25, DESCRIBED AS UNIT 5 IN ORDINANCE
19 3, SERIES OF 1962 RECORDED FEBRUARY 1, 1962, IN SAID RECORDS;
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21 THENCE NORTH 84°21'10" EAST, COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY LINE,
22 A DISTANCE OF 29.20 FEET TO THE EAST RIGHT-OF-WAY LINE OF S. CHEROKEE ST.;
23

24 THENCE SOUTH 00°37'46" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, A
25 DISTANCE OF 58.36 FEET TO THE NORTHEAST CORNER OF THAT PORTION OF VACATED S.
26 CHEROKEE ST. DESCRIBED AS PARCEL "B" IN ORDINANCE 1423 SERIES OF 2021
27 RECORDED DECEMBER 20, 2021, AT RECEPTION NUMBER 2021231033 IN SAID RECORDS;
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29 THENCE COINCIDENT WITH THE NORTH AND WEST LINES OF SAID VACATED S. CHEROKEE
30 ST. THE FOLLOWING THREE (3) COURSES:
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32 1. THENCE NORTH 78°17'23" WEST, A DISTANCE OF 13.50 FEET TO A 166.00 FOOT
33 RADIUS TANGENT CURVE, WHOSE CENTER BEARS SOUTH 11°42'37" WEST;
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35 2. THENCE WESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A
36 CENTRAL ANGLE OF 00°09'48", AN ARC DISTANCE OF 0.47 FEET AND HAVING A
37 CHORD THAT BEARS NORTH 78°22'16" WEST, A DISTANCE OF 0.47 FEET;
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39 3. THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 09°27'08" EAST, A
40 DISTANCE OF 89.00 FEET TO SAID EAST RIGHT-OF-WAY LINE OF S. CHEROKEE ST.;
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42 THENCE SOUTH 00°37'46" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, A
43 DISTANCE OF 362.63 FEET TO THE **POINT OF BEGINNING**.
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45 THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 13,343 SQUARE FEET
46 (0.30630 ACRES), MORE OR LESS.
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48 **TOGETHER WITH:**

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PARCEL B:

A PARCEL OF LAND BEING ALL THAT PORTION OF S. CHEROKEE ST. AS SHOWN ON THE PLAT OF SYLVESTER'S ADDITION TO VANDERBILT PARK IN THE RECORDS OF THE CITY AND COUNTY OF DENVER WHICH IS LOCATED WITHIN THE RIGHT-OF-WAY OF INTERSTATE 25, DESCRIBED AS "UNIT 5" IN ORDINANCE 3, SERIES OF 1962 RECORDED FEBRUARY 1, 1962 IN SAID RECORDS, SAID PARCEL BEING LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER, MONUMENTED ON THE NORTH END BY A FOUND ORIGINAL NOTCHED STONE IN A RANGE BOX AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP ON A 3/4" REBAR IN A RANGE BOX, STAMPED "JF SATO & ASSOC., 1/4. S15/S22, T4N R68W, PLS 37056, 2017, ASSUMED TO BEAR NORTH 00°44'36" WEST A DISTANCE OF 2647.74 FEET;

COMMENCING AT THE SOUTH END OF SAID EAST LINE; THENCE NORTH 29°02'36" WEST, A DISTANCE OF 2,767.98 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 25, DESCRIBED AS UNIT 5 IN ORDINANCE 3, SERIES OF 1962 RECORDED FEBRUARY 1, 1962, IN SAID RECORDS AND THE EAST RIGHT-OF-WAY LINE OF S. CHEROKEE ST. AND THE **POINT OF BEGINNING**;

THENCE SOUTH 84°21'13" WEST, COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 25, A DISTANCE OF 29.21 FEET TO THE WEST RIGHT-OF-WAY LINE OF S. CHEROKEE ST.;

THENCE NORTH 00°33'00" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 200.05 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EXPOSITION AVNUE AS SHOWN ON THE PLAT OF SYLVESTER'S ADDITION TO VANDERBILT PARK;

THENCE NORTH 89°58'52" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 28.82 FEET TO THE EAST RIGHT-OF-WAY LINE OF S. CHEROKEE ST.;

THENCE SOUTH 00°37'46" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 197.19 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 5,751 SQUARE FEET (0.13203 ACRES).

Section 2. That the real property described in Section 1 hereof shall henceforth be known as South Delaware Street.

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1 COMMITTEE APPROVAL DATE: June 6, 2023 by Consent
2 MAYOR-COUNCIL DATE: June 13, 2023 by Consent
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: Martin A. Plate, Assistant City Attorney DATE: June 15, 2023

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.

15
16 Kerry Tipper, Denver City Attorney

17
18 BY: _____, Assistant City Attorney DATE: _____