

1 **BY AUTHORITY**

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

COUNCIL BILL NO. CB17-1335

3 SERIES OF 2017

COMMITTEE OF REFERENCE:

4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance amending Ordinance No. 3, Series of 1962 to revise the legal**  
7 **description designated as Unit 3 located near 17<sup>th</sup> Street, Platte Street and**  
8 **Interstate 25.**

9 **WHEREAS**, the Executive Director of Public Works of the City and County of Denver has  
10 found and determined that the legal description designated as Unit 3 in Ordinance No. 3, Series of  
11 1962 requires amending.

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

13 **Section 1.** That the legal description designated as Unit 3 in Ordinance No. 3, Series of 1962,  
14 shall be and hereby is amended to read as follows:

15 **PARCEL DESCRIPTION ROW NO. 2017-DEDICATION-0000188:**

16 A parcel of land No. 257-EX of the Department of Transportation, State of Colorado Project No. UI  
17 002-2(8), containing 62,601 sq. ft. (1.437 acres), more or less, in the South ½ of Section 28,  
18 Township 3 South, Range 68 West, of the 6th Principal Meridian, in City and County of Denver,  
19 Colorado, being more particularly described as follows:

20 Commencing at the intersection of the 20 foot range line in Platte Street and the 21.5 foot range line  
21 of 17<sup>th</sup> Street;

22 Thence N. 21°37'07" E., 50.62 feet, to a point being the intersection of a line 46.50 feet northeasterly  
23 and parallel with said 21.5 foot range line in 17th Street, and a line 20.0 feet northwesterly and  
24 parallel with said 20 foot range line in Platte Street, said point also being an angle point of the Valley  
25 Highway Right of Way Ordinance Number 3, series 1962, depicted on the Plat of Kasserman's  
26 Addition to the City and County of Denver, and the southeasterly Right of Way line of I-25 as shown  
27 on the Right of Way plans for CDOT Project Numbers UI-002-2(8) and IR 25-2(198), said point also  
28 being the POINT OF BEGINNING;

29 1. Thence N. 45°08'40" W., a distance of 155.02 feet, coincident with said Valley Highway and  
30 southeasterly I-25 Right of Way line;

31 2. Thence departing said Right of Way line, N. 47°29'25" E., a distance of 117.52 feet;

32 3. Thence N. 53°56'40" E., a distance of 159.85 feet;

33 4. Thence N. 59°36'47" E., a distance of 88.17 feet;

1 5. Thence N. 65°49'07" E., a distance of 144.08 feet;  
2 6. Thence on the arc of a non-tangent curve to the left, having a radius of 89.97 feet, a central angle  
3 of 39°10'10", and a distance of 61.51 feet, (with a chord bearing S. 25°30'09" E., a distance of 60.32  
4 feet);  
5 7. Thence S. 45°05'10" E., a distance of 8.87 feet, to a point lying on the aforementioned Valley  
6 Highway and southeasterly I-25 Right of Way line, also being a line 5 feet northwesterly of the 20  
7 foot range line in Platte Street;  
8 Thence coincident with said Right of Way line the following 3 courses;  
9 8. Thence S. 44°53'40" W., a distance of 217.43 feet;  
10 9. Thence S. 56°58'41" W., a distance of 71.62 feet;  
11 10. Thence S. 44°53'40" W., a distance of 187.31 feet, more or less, to the TRUE POINT OF  
12 BEGINNING.  
13 The above described parcel contains 62,601 sq. ft. (1.437 acres), more or less.  
14 Basis of Bearings: All bearings are based on a 20.0 foot range line between two points in Platte  
15 Street, bearing S. 44°53'40" W., with a record distance of 480.40 feet as shown on the Right of Way  
16 plans for CDOT Project Number IR 25-2(198).

17 Section 2. That the legal description designated as Unit 3 in Ordinance No. 3, Series of  
18 1962, is hereby amended as set forth in Section 1 herein.  
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20 COMMITTEE APPROVAL DATE: November 28, 2017 by Consent  
21 MAYOR-COUNCIL DATE: December 5, 2017

22 PASSED BY THE COUNCIL: December 18, 2017

23 Al Bink - PRESIDENT

24 APPROVED: [Signature] - MAYOR Dec 19, 2017

25 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
26 EX-OFFICIO CLERK OF THE  
27 CITY AND COUNTY OF DENVER

28 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_; \_\_\_\_\_

29 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: December 7, 2017

30 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
31 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
32 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §  
33 3.2.6 of the Charter.  
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35 Kristin M. Bronson, Denver City Attorney

36 BY: Kristin J. Crawford, Assistant City Attorney DATE: Dec 7, 2017  
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