

BY AUTHORITY

ORDINANCE NO. _____

COUNCIL BILL NO. CB25-0299

SERIES OF 2025

COMMITTEE OF REFERENCE:

Finance & Governance

A BILL

For an ordinance designating certain properties as being required for public use and authorizing use and acquisition thereof by negotiation or through condemnation proceedings of fee simple, easement and other interests, including any rights and interests related or appurtenant to properties designated as needed for the Buchtel and Evans Improvements Project, located in the area of East Buchtel Boulevard and East Colorado Center Drive between South Clermont Street and South Franklin Street extending south to include areas of East Evans Avenue and East Iliff Avenue.

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

Section 1. That the Council hereby designates the following properties situated in the City and County of Denver and State of Colorado as being needed for public uses and purposes by the City and County of Denver, a municipal corporation of the State of Colorado:

PARCEL NUMBER: RW-1

A parcel of land located in the City and County of Denver, State of Colorado, lying in the Southeast Quarter of Section 23, Township 4 South, Range 68 West of the 6th P.M., being a portion of Parcel G of Reception No. 1981012371, recorded on November 23, 1981 in the City and County of Denver's Recorder's Office, said parcel of land being more particularly described as follows:

COMMENCING at the City and County of Denver Range Point located at the intersection of E Colorado Avenue with S Franklin Street (a found number 8 rebar in a range box);

WHENCE the City and County of Denver Range Point located at the intersection of E Jewell Avenue with S Franklin Street (a found number 8 rebar in a range box) bears S 00°04'15" W a distance of 655.23 feet;

THENCE N82°31'23"E a distance of 1,317.20 feet to a point on the northerly line of said Parcel G of Reception No. 1981012371, said point is the **POINT OF BEGINNING**;

THENCE S54°05'16"E along said northerly line a distance of 29.89 feet;

THENCE continuing along said northerly line southeasterly along a curve concave northeasterly and having a radius of 2815.00 feet, a chord bearing S66°39'37"E, a chord distance of 1225.50 feet, a delta angle of 25°08'41" and an arc length of 1,235.39 feet;

1 **THENCE** continuing along said northerly line S79°13'57"E a distance of 167.42 feet to the east line
2 of said Section 23, Township 4 South, Range 68 West;

3 **THENCE** along said east line of Section 23 S00°12'21"W a distance of 101.72 feet to the southeast
4 corner of said Parcel G of Reception No. 1981012371;

5 **THENCE** along the southerly line of said Parcel G of Reception No. 1981012371 N79°13'57"W a
6 distance of 186.06 feet;

7 **THENCE** continuing along said southerly line northwesterly along a curve concave northeasterly and
8 having a radius of 2915.00 feet, a chord bearing N67°04'21"W, a chord distance of 1228.06 feet, a
9 delta angle of 24°19'13" and an arc length of 1,237.32 feet;

10 **THENCE** departing said southerly line N00°08'13"E a distance of 122.88 feet to the **POINT OF**
11 **BEGINNING**.

12 The above-described Parcel of Land contains 142,798 square feet (3.278 acres), more or less.

13 Basis of bearings:

14 Bearings are based on a line between the City and County of Denver Range Point at the intersection
15 of Jewell Ave & Josephine St (a found 2-1/2" aluminum cap stamped "PLS 31158") and the City and
16 County of Denver Range Point at the intersection of Harrison St & Buchtel Blvd (a found axle in
17 range box), said line is assumed to bear S81°37'30"E.

18

19 **PARCEL NUMBER: RW-2A**

20 A parcel of land located in the City and County of Denver, State of Colorado lying in the Southeast
21 Quarter of Section 23, Township 4 South, Range 68 West of the 6th P.M., being a portion of
22 Reception No. 1998111365, recorded on July 13, 1998 in the City and County of Denver's
23 Recorder's Office, said parcel of land being more particularly described as follows:

24 **COMMENCING** at the City and County of Denver Range Point located at the intersection of E Jewell
25 Ave with S Josephine St (a found 2 1/2" aluminum cap stamped "LS# 31158" in a range box);

26 **WHENCE** the City and County of Denver Range Point located at the intersection of Buchtel Blvd
27 with S Columbine St (a found dragtooth in a range box) bears S89°56'27"E a distance of 400.03
28 feet;

29 **THENCE** N62°46'55"W a distance of 494.10 feet to the northeast corner of said parcel of land
30 described at Reception No. 1998111365, said northeast corner is the **POINT OF BEGINNING**;

31 **THENCE** along the easterly line of said parcel of land S00°12'21"W a distance of 15.07 feet;

32 **THENCE** departing said easterly line N45°31'28"W a distance of 6.00 feet;

33 **THENCE** N59°40'47"W a distance of 5.49 feet;

34 **THENCE** N82°44'35"W a distance of 1.85 feet;

1 **THENCE** N00°00'00"E a distance of 1.10 feet;
2 **THENCE** N89°54'02"W a distance of 4.76 feet;
3 **THENCE** N07°39'20"E a distance of 2.43 feet;
4 **THENCE** N75°01'51"W a distance of 4.03 feet;
5 **THENCE** N14°54'20"E a distance of 6.85 feet to a point on the northerly line of said parcel;
6 **THENCE** along said northerly line S79°13'57"E a distance of 17.79 feet to the **POINT OF**
7 **BEGINNING**.

8 The above-described Parcel of Land contains 190 square feet (0.004 acres), more or less.

9 Basis of bearings:

10 Bearings are based on a line between the City and County of Denver Range Point at the intersection
11 of Jewell Ave & Josephine St (a found 2-1/2" aluminum cap stamped "PLS 31158") and the City and
12 County of Denver Range Point at the intersection of Harrison St & Buchtel Blvd (a found axle in
13 range box), said line is assumed to bear S81°37'30"E.

14

15 **PARCEL NUMBER: RW-3A**

16 A parcel of land located in the City and County of Denver, State of Colorado, lying in the Northeast
17 Quarter of Section 25, Township 4 South, Range 68 West of the 6th P.M., being a portion of that
18 parcel of land described at Reception No. 2022106351, recorded on August 11, 2022 in the City and
19 County of Denver's Recorder's Office, said parcel of land being more particularly described as
20 follows:

21 **COMMENCING** at the City and County of Denver Range Point located at the intersection of E Asbury
22 Avenue with S Monroe Street (a found axle in a range box);

23 **WHENCE** the City and County of Denver Range Point located at the intersection of Evans Avenue
24 with S Monroe Street (a found axle in a range box) bears S00°09'11"W a distance of 661.74 feet;

25 **THENCE** N09°31'30"W a distance of 118.86 feet to the southwesterly corner of said parcel of land
26 described at Reception No. 2022106351, said southwesterly corner is the **POINT OF BEGINNING**;

27 **THENCE** along the westerly line of said parcel of land N00°09'44"E a distance of 35.59 feet to the
28 northerly line of East Buchtel Right of Way described in easement deed at Book 8904, Page 282, in
29 said Denver's Recorder's Office;

30 **THENCE** along the northerly line of said easement S79°22'35"E a distance of 111.84 feet;

31 **THENCE** continuing along said northerly line S00°09'11"W a distance of 7.12 feet;

32 **THENCE** continuing along said northerly line S79°13'26"E a distance of 690.43 feet to the easterly
33 line of said parcel of land described at Reception No. 2022106351;

1 **THENCE** along said easterly line S10°41'22"W a distance of 26.16 feet to the southerly line of said
2 parcel of land;

3 **THENCE** along said southerly line N79°22'35"W a distance of 797.07 feet to the **POINT OF**
4 **BEGINNING**.

5 The above-described Parcel of Land contains 22,540 square feet (0.517 acres), more or less.

6 Basis of bearings:

7 Bearings are based on a line between the City and County of Denver Range Point at the intersection
8 of Jewell Ave & Josephine St (a found 2-1/2" aluminum cap stamped "PLS 31158") and the City and
9 County of Denver Range Point at the intersection of Harrison St & Buchtel Blvd (a found axle in
10 range box), said line is assumed to bear S81°37'30"E.

11

12 **PARCEL NUMBER: RW-10A**

13 A parcel of land located in the City and County of Denver, State of Colorado lying in the Northwest
14 Quarter of Section 30, Township 4 South, Range 67 West of the 6th P.M., being a portion of that
15 parcel of land described at Reception No. 2015128247, recorded on September 11, 2015 in the City
16 and County of Denver's Recorder's Office, said parcel of land being more particularly described as
17 follows:

18 **COMMENCING** at the North 1/16 corner between Section 25, Township 4 South, Range 68 West of
19 the 6th P.M. and said Section 30 located at the intersection of Evans Avenue with S Colorado Blvd
20 (a found 2" alloy cap stamped "LS# 14112" in a range box);

21 **WHENCE** the City and County of Denver Range Point located at the intersection of E Evans Avenue
22 and Harrison Street (vacated) (a found dragtooth in a range box) bears N87°09'56"W distance of
23 451.03 feet;

24 **THENCE** S26°35'21"E a distance of 67.01 feet to the northwesterly corner of said parcel of land
25 described at Reception No. 2015128247, said northwesterly corner is the **POINT OF BEGINNING**;

26 **THENCE** along the southerly right of way line of Evans Avenue (2024) N89°54'21"E a distance of
27 8.00 feet;

28 **THENCE** continuing along said southerly right of way line of Evans Avenue (2024) northeasterly
29 along a curve concave southeasterly and having a radius of 25.00 feet, a chord bearing N44°56'25"E,
30 a chord distance of 35.33 feet, a delta angle of 89°55'52" and an arc length of 39.24 feet;

31 **THENCE** continuing along said southerly right of way line of Evans Avenue (2024) N87°27'41"E a
32 distance of 90.51 feet to the northeast corner of said parcel of land described at Reception No.
33 2015128247;

34 **THENCE** along the easterly line of said parcel of land described at Reception No. 2015128247
35 S00°02'36"E a distance of 30.11 feet;

36 **THENCE** leaving said easterly line S89°54'21"W a distance of 89.42 feet;

1 **THENCE** along a curve concave southeasterly and having a radius of 9.50 feet, a chord bearing
2 S44°57'24"W, a chord distance of 13.42 feet, a delta angle of 89°53'52" and an arc length of 14.91
3 feet to a point that is 24.50 feet east of and parallel with the east right of way line of South Colorado
4 Boulevard (2024);

5 **THENCE** S00°00'28"W along a line 24.50 feet east of and parallel with the east right of way line of
6 South Colorado Boulevard (2024) a distance of 59.27 feet to the southerly line of said parcel of land
7 described at Reception No. 2015128247;

8 **THENCE** along said southerly line of said parcel of land described at Reception No. 2015128247
9 S89°54'21"W a distance of 24.50 feet to a point on said easterly right of way line;

10 **THENCE** along said easterly right of way line N00°00'28"E a distance of 70.03 feet to the **POINT OF**
11 **BEGINNING**.

12 The above-described Parcel of Land contains 4,784 square feet (0.110 acres), more or less.

13 Basis of bearings:

14 Bearings are based on a line between the City and County of Denver Range Point at the intersection
15 of Jewell Ave & Josephine St (a found 2-1/2" aluminum cap stamped "PLS 31158") and the City and
16 County of Denver Range Point at the intersection of Harrison St & Buchtel Blvd (a found axle in
17 range box), said line is assumed to bear S81°37'30"E.

18

19 **PARCEL NUMBER: RW-10B**

20 A parcel of land located in the City and County of Denver, State of Colorado lying in the Northwest
21 Quarter of Section 30, Township 4 South, Range 67 West of the 6th P.M., being a portion of that
22 parcel of land described at Reception No. 201528250, recorded on September 11, 2015 in the City
23 and County of Denver's Recorder's Office, said parcel of land being more particularly described as
24 follows:

25 **COMMENCING** at the North 1/16 corner between Section 25, Township 4 South, Range 68 West of
26 the 6th P.M. and said Section 30 located at the intersection of Evans Avenue with S Colorado Blvd
27 (a found 2" alloy cap stamped "LS# 14112" in a range box);

28 **WHENCE** the City and County of Denver Range Point located at the intersection of Evans Avenue
29 and Harrison Street (vacated) (a found dragtooth in a range box) bears N87°09'56"W distance of
30 451.03 feet;

31 **THENCE** S78°36'48"E a distance of 156.45 feet to the northwesterly corner of said parcel of land
32 described at Reception No. 201528250, said northwesterly corner is the **POINT OF BEGINNING**;

33 **THENCE** along the southerly right of way line of Evans Avenue (2024) N87°27'15"E a distance of
34 23.40 feet to the northeast corner of said parcel of land described at Reception No. 201528250;

35 **THENCE** along the easterly line of said parcel of land described at Reception No. 201528250
36 S00°02'36"E, a distance of 31.11 feet;

1 **THENCE** S89°54'21"W a distance of 23.38 feet to the westerly line of said parcel of land described
2 at Reception No. 201528250;

3 **THENCE** along said westerly line N00°02'36"W a distance of 30.11 to the **POINT OF BEGINNING**.

4 The above-described Parcel of Land contains 716 square feet (0.016 acres), more or less.

5 Basis of bearings:

6 Bearings are based on a line between the City and County of Denver Range Point at the intersection
7 of Jewell Ave & Josephine St (a found 2-1/2" aluminum cap stamped "PLS 31158") and the City and
8 County of Denver Range Point at the intersection of Harrison St & Buchtel Blvd (a found axle in
9 range box), said line is assumed to bear S81°37'30"E.

10

11 **PARCEL NUMBER: RW-10C**

12 A parcel of land located in the City and County of Denver, State of Colorado lying in the Northwest
13 Quarter of Section 30, Township 4 South, Range 67 West of the 6th P.M., being a portion of that
14 parcel of land described at Reception No. 2015128248, recorded on September 11, 2015 in the City
15 and County of Denver's Recorder's Office, said parcel of land being more particularly described as
16 follows:

17 **COMMENCING** at the North 1/16 corner between Section 25, Township 4 South, Range 68 West of
18 the 6th P.M. and said Section 30 located at the intersection of Evans Avenue with S Colorado Blvd
19 (a found 2" alloy cap stamped "LS# 14112" in a range box);

20 **WHENCE** the City and County of Denver Range Point located at the intersection of Evans Avenue
21 and Harrison Street (vacated) (a found dragtooth in a range box) bears N87°09'56"W distance of
22 451.03 feet;

23 **THENCE** S80°24'52"E a distance of 179.25 feet to the northwesterly corner of said parcel of land
24 described at Reception No. 2015128248, said northwesterly corner is the **POINT OF BEGINNING**;

25 **THENCE** along the southerly right of way line of Evans Avenue (2024) N87°27'15"E a distance of
26 3.25 feet;

27 **THENCE** along the southerly right of way line of Evans Avenue (2024) N89°54'21"E a distance of
28 126.75 feet to the easterly line of said parcel of land;

29 **THENCE** along the easterly line of said parcel of land S00°05'39"E a distance of 20.25 feet;

30 **THENCE** departing said easterly line S84°38'19"W a distance of 119.83 feet;

31 **THENCE** S89°54' 21"W a distance of 10.70 feet to the westerly line of said parcel of land described
32 at Reception No. 2015128248;

33 **THENCE** along said westerly line N00°02'36"W a distance of 31.11 feet to the **POINT OF**
34 **BEGINNING**.

1 The above-described Parcel of Land contains 3,406 square feet (0.078 acres), more or less.

2

3 Basis of bearings:

4 Bearings are based on a line between the City and County of Denver Range Point at the intersection
5 of Jewell Ave & Josephine St (a found 2-1/2" aluminum cap stamped "PLS 31158") and the City and
6 County of Denver Range Point at the intersection of Harrison St & Buchtel Blvd (a found axle in
7 range box), said line is assumed to bear S81°37'30"E.

8

9 **PARCEL NUMBER: RW-10D**

10 A parcel of land located in the City and County of Denver, State of Colorado, lying in the Northwest
11 Quarter of Section 30, Township 4 South, Range 67 West of the 6th P.M., being a portion of that
12 parcel of land described at Reception No. 201528250, recorded on September 11, 2015 in the City
13 and County of Denver's Recorder's Office, said parcel of land being more particularly described as
14 follows:

15 **COMMENCING** at the North 1/16 corner between Section 25, Township 4 South, Range 68 West of
16 the 6th P.M. and said Section 30 located at the intersection of Evans Avenue with S Colorado Blvd
17 (a found 2" alloy cap stamped "LS# 14112" in a range box);

18 **WHENCE** the City and County of Denver Range Point located at the intersection of Evans Avenue
19 and Harrison Street (vacated) (a found dragtooth in a range box) bears N87°09'56"W distance of
20 451.03 feet;

21 **THENCE** S12°59'31"E a distance of 133.37 feet to the northwest corner of said parcel of land
22 described at Reception No. 201528250, said northwest corner is the **POINT OF BEGINNING**;

23 **THENCE** along the northerly line of said parcel of land described at Reception No. 201528250
24 N89°54'21"E a distance of 24.50 feet;

25 **THENCE** departing said northerly line S00°00'28"W, a distance of 7.51 feet;

26 **THENCE** N89°59'32"W a distance of 24.50 feet to the easterly right of way line of said S. Colorado
27 Blvd. (2024);

28 **THENCE** N00°00'28"E along said easterly right of way line a distance of 7.47 feet to the **POINT OF**
29 **BEGINNING**.

30 The above-described Parcel of Land contains 184 square feet (0.004 acres), more or less.

31 Basis of bearings:

32 Bearings are based on a line between the City and County of Denver Range Point at the intersection
33 of Jewell Ave & Josephine St (a found 2-1/2" aluminum cap stamped "PLS 31158") and the City and
34 County of Denver Range Point at the intersection of Harrison St & Buchtel Blvd (a found axle in
35 range box), said line is assumed to bear S81°37'30"E.

PARCEL NUMBER: RW-11

A parcel of land located in the City and County of Denver, State of Colorado, lying in the Northwest Quarter of Section 30, Township 4 South, Range 67 West of the 6th P.M., being a portion of that parcel of land described at Reception No. 1993084328, recorded on June 30, 1993 in the City and County of Denver's Recorder's Office, said parcel of land being more particularly described as follows:

COMMENCING at the North 1/16 corner between Section 25, Township 4 South, Range 68 West of the 6th P.M. and said Section 30, Township 4 South, Range 67 West of the 6th P.M. located at the intersection of Evans Avenue with S Colorado Blvd (a found 2" alloy cap stamped "LS# 14112" in a range box);

WHENCE the City and County of Denver Range Point located at the intersection of Evans Avenue and Harrison Street (vacated) (a found dragtooth in a range box) bears N87°09'56"W distance of 451.03 feet;

THENCE N44°57'25"E a distance of 42.46 feet to the southwest corner of said parcel of land described at Reception No. 1993084328, said southwest corner is the **POINT OF BEGINNING**;

THENCE along the westerly line of said parcel of land N00°00'28"E a distance of 81.00 feet;

THENCE departing said westerly line S89°59'32"E a distance of 17.50 feet;

THENCE along a line 17.50 feet east of and parallel with said westerly line S00°00'28"W a distance of 63.47 feet;

THENCE along a line 17.50 feet north of and parallel with the southerly line of said parcel of land N89°54'21"E a distance of 51.47 feet;

THENCE S00°05'39"E a distance of 17.50 feet to the southerly line of said parcel of land;

THENCE along said southerly line S89°54'21"W a distance of 69.00 feet

to the **POINT OF BEGINNING**.

The above-described Parcel of Land contains 2,318 square feet (0.053 acres), more or less.

Basis of bearings:

Bearings are based on a line between the City and County of Denver Range Point at the intersection of Jewell Ave & Josephine St (a found 2-1/2" aluminum cap stamped "PLS 31158") and the City and County of Denver Range Point at the intersection of Harrison St & Buchtel Blvd (a found axle in range box), said line is assumed to bear S81°37'30"E.

PARCEL NUMBER: PE-6

A parcel of land located in the City and County of Denver, State of Colorado lying in the Northwest Quarter of Section 30, Township 4 South, Range 67 West of the 6th P.M., being a portion of that parcel of land described as Parcel J in Book 2488 at Page 523, recorded on November 23, 1981 in the City and County of Denver's Recorder's Office, said parcel of land being more particularly described as follows:

COMMENCING at the North 1/16 corner between Section 25, Township 4 South, Range 68 West of the 6th P.M. and said Section 30 located at the intersection of Evans Avenue with S Colorado Blvd (a found 2" alloy cap stamped "LS# 14112" in a range box);

WHENCE the City and County of Denver Range Point located at the intersection of Evans Avenue and Harrison Street (vacated) (a found dragtooth in a range box) bears N87°09'56"W distance of 451.03 feet;

THENCE N06°02'27"E a distance of 582.11 feet to a corner of said parcel of land described in said Reception No. 9800122683, said corner also being a point on the southerly line of said parcel of land described in Reception No. 9800122683, said corner is the **POINT OF BEGINNING**;

THENCE along the southerly line of said parcel being a curve concave southerly and having a radius of 34.00 feet, a chord bearing N83°38'39"E, a chord distance of 7.55 feet, a delta angle of 12°44'38" and an arc length of 7.56 feet;

THENCE continuing along said southerly line S89°58'37"E a distance of 5.75 feet;

THENCE departing said southerly line S00°00'54"W a distance of 5.50 feet;

THENCE N89°59'06"W a distance of 13.25 feet to the easterly right of way line of S Colorado Boulevard (2024);

THENCE along said easterly right of way line N00°01'23"E a distance of 4.66 feet to the **POINT OF BEGINNING**.

The above-described Parcel of Land contains 71 square feet (0.002 acres), more or less.

Basis of bearings:

Bearings are based on a line between the City and County of Denver Range Point at the intersection of Jewell Ave & Josephine St (a found 2-1/2" aluminum cap stamped "PLS 31158") and the City and County of Denver Range Point at the intersection of Harrison St & Buchtel Blvd (a found axle in range box), said line is assumed to bear S81°37'30"E.

PARCEL NUMBER: PE-7

A parcel of land located in the City and County of Denver, State of Colorado lying in the Northwest Quarter of Section 30, Township 4 South, Range 67 West of the 6th P.M., being a portion of that parcel of land described at Reception No. 2003020671, recorded on February 6, 2003 in the City

1 and County of Denver's Recorder's Office, said parcel of land being more particularly described as
2 follows:

3 **COMMENCING** at the North 1/16 corner between Section 25, Township 4 South, Range 68 West of
4 the 6th P.M. and said Section 30 located at the intersection of Evans Avenue with S Colorado Blvd
5 (a found 2" alloy cap stamped "LS# 14112" in a range box);

6 **WHENCE** the City and County of Denver Range Point located at the intersection of Evans Avenue
7 and Harrison Street (vacated) (a found dragtooth in a range box) bears N87°09'56"W distance of
8 451.03 feet;

9 **THENCE** N04°06'55"E a distance of 698.08 feet to the southwest corner of said parcel of land
10 described at Reception No. 2003020671, said southwest corner is the **POINT OF BEGINNING**;

11 **THENCE** along the easterly right of way line of S Colorado Blvd (2024) N00°00'28"E a distance of
12 51.25 feet;

13 **THENCE** departing said easterly right of way line S89°59'32"E a distance of 2.50 feet;

14 **THENCE** S00°00'28"W a distance of 47.00 feet;

15 **THENCE** S36°51'12"E a distance of 6.89 feet to a point on the northerly right of way line of S
16 Colorado Center Dr (2024);

17 **THENCE** along said northerly right of way line N79°13'57"W a distance of 6.75 feet to the **POINT**
18 **OF BEGINNING**.

19 The above-described Parcel of Land contains 138 square feet (0.003 acres), more or less.

20 Basis of bearings:

21 Bearings are based on a line between the City and County of Denver Range Point at the intersection
22 of Jewell Ave & Josephine St (a found 2-1/2" aluminum cap stamped "PLS 31158") and the City and
23 County of Denver Range Point at the intersection of Harrison St & Buchtel Blvd (a found axle in
24 range box), said line is assumed to bear S81°37'30"E.

25

26 **PARCEL NUMBER: PE-8**

27 A parcel of land located in the City and County of Denver, State of Colorado lying in the Northeast
28 Quarter of Section 25, Township 4 South, Range 68 West of the 6th P.M., being a portion of that
29 parcel of land described at Reception No. 2022041671, recorded on March 30, 2022 in the City and
30 County of Denver's Recorder's Office, said Parcel of Land being more particularly described as
31 follows:

32 **COMMENCING** at the North 1/16 corner between Section 25, Township 4 South, Range 68 West of
33 the 6th P.M. and said Section 30 located at the intersection of Evans Avenue with S Colorado Blvd
34 (a found 2" alloy cap stamped "LS# 14112" in a range box);

1 **WHENCE** the City and County of Denver Range Point located at the intersection of Evans Avenue
2 and Harrison Street (vacated) (a found dragtooth in a range box) bears N87°09'56"W distance of
3 451.03 feet;
4 **THENCE** N54°48'01"W a distance of 116.25 feet to a point on the easterly line of said parcel of land
5 described at Reception No. 2022041671 from which the northeast corner of said parcel of land bears
6 N00°00'28"E a distance of 475.31 feet, said point is the **POINT OF BEGINNING**;
7 **THENCE** along said easterly line S00°00'28"W a distance of 8.00 feet to the most easterly southeast
8 corner of said parcel of land;
9 **THENCE** along said southeasterly line of said parcel of land S44°34'40"W a distance of 10.25 feet
10 to the most southerly southeast corner of said parcel of land;
11 **THENCE** along the southerly line of said parcel of land N89°54'08"W a distance of 5.15 feet;
12 **THENCE** departing said southerly line N52°45'01"E a distance of 11.73 feet;
13 **THENCE** N00°00'28"E a distance of 8.19 feet;
14 **THENCE** S89°59'32"E a distance of 3.00 feet to the **POINT OF BEGINNING**.
15 The above-described Parcel of Land contains 53 square feet (0.001 acres), more or less.
16 Basis of bearings:
17 Bearings are based on a line between the City and County of Denver Range Point at the intersection
18 of Jewell Ave & Josephine St (a found 2-1/2" aluminum cap stamped "PLS 31158") and the City and
19 County of Denver Range Point at the intersection of Harrison St & Buchtel Blvd (a found axle in
20 range box), said line is assumed to bear S81°37'30"E.

21

22

PARCEL NUMBER: TE-2B

23 A parcel of land located in the City and County of Denver, State of Colorado lying in the Southeast
24 Quarter of Section 23, Township 4 South, Range 68 West of the 6th P.M., being a portion of
25 Reception No. 1998111365, recorded on July 13, 1998 in the City and County of Denver's
26 Recorder's Office, said parcel of land being more particularly described as follows:

27

28 **COMMENCING** at the City and County of Denver Range Point located at the intersection of E Jewell
29 Ave with S Josephine St (a found 2 1/2" aluminum cap stamped "LS# 31158" in a range box);

30 **WHENCE** the City and County of Denver Range Point located at the intersection of Buchtel Blvd
31 with S Columbine St (a found dragtooth in a range box) bears S89°56'27"E a distance of 400.03
32 feet;

33 **THENCE** N62°46'55"W a distance of 494.10 feet to the northeast corner of said parcel of land
34 described at Reception No. 1998111365;

1 **THENCE** along the easterly line of said parcel of land S00°12'21"W a distance of 15.07 feet to the
2 **POINT OF BEGINNING**;

3 **THENCE** N45°31'28"W a distance of 6.00 feet;

4 **THENCE** N59°40'47"W a distance of 5.49 feet;

5 **THENCE** N82°44'35"W a distance of 1.85 feet;

6 **THENCE** N00°00'00"E a distance of 1.10 feet;

7 **THENCE** N89°54'02"W a distance of 4.76 feet;

8 **THENCE** N07°39'20"E a distance of 2.43 feet;

9 **THENCE** N75°01'51"W a distance of 4.03 feet;

10 **THENCE** N14°54'20"E a distance of 6.85 feet to a point on the northerly line of said parcel;

11 **THENCE** along said northerly line N79°13'57"W a distance of 2.01 feet;

12 **THENCE** departing said northerly line S14°54'20"W a distance of 9.70 feet;

13 **THENCE** S75°01'51"E, a distance of 3.39 feet;

14 **THENCE** S07°39'20"W, a distance of 3.22 feet;

15 **THENCE** S89°54'02"E, a distance of 5.19 feet;

16 **THENCE** S00°00'00"E, a distance of 0.75 feet;

17 **THENCE** S82°44'35"E, a distance of 3.88 feet;

18 **THENCE** S59°40'47"E, a distance of 4.51 feet;

19 **THENCE** S45°31'28"E, a distance of 8.55 feet to said parcel of land;

20 **THENCE** North 00°12'21" East, 4.19 feet to the **POINT OF BEGINNING**.

21 The above-described Parcel of Land contains 99 square feet (0.002 acres), more or less.

22 Basis of bearings:

23 Bearings are based on a line between the City and County of Denver Range Point at the intersection
24 of Jewell Ave & Josephine St (a found 2-1/2" aluminum cap stamped "PLS 31158") and the City and
25 County of Denver Range Point at the intersection of Harrison St & Buchtel Blvd (a found axle in
26 range box), said line is assumed to bear S81°37'30"E.

27

28 **PARCEL NUMBER: TE-4**

1 A parcel of land located in the City and County of Denver, State of Colorado, lying in the Northeast
2 Quarter of Section 25, Township 4 South, Range 68 West of the 6th P.M., being a portion of that
3 parcel of land described at Reception No. 2022041671, recorded on March 30, 2022 in the City and
4 County of Denver's Recorder's Office, said parcel of land being more particularly described as
5 follows:

6 **COMMENCING** at the North 1/16 corner between Section 25, Township 4 South, Range 68 West of
7 the 6th P.M. and said Section 30, Township 4 South, Range 67 West of the 6th P.M. located at the
8 intersection of Evans Avenue with S Colorado Blvd (a found 2" alloy cap stamped "LS# 14112" in a
9 range box);

10 **WHENCE** the City and County of Denver Range Point located at the intersection of Evans Avenue
11 and Harrison Street (vacated) (a found dragtooth in a range box) bears N87°09'56"W distance of
12 451.03 feet;

13 **THENCE** N09°55'42"W a distance of 550.56 feet to northeasterly corner of said parcel of land
14 described at Reception No. 2022041671, said northeasterly corner being the **POINT OF**
15 **BEGINNING**;

16 **THENCE** S00°00'28"W along the easterly line of said parcel of land a distance of 10.50 feet;

17 **THENCE** departing said easterly line N89°59'32"W a distance of 1.50 feet

18 **THENCE** N02°26'23"W a distance of 10.88 feet to a point on the northerly line of said parcel of land;

19 **THENCE** along said northerly line S79°13'26"E a distance of 2.00 feet to the **POINT OF**
20 **BEGINNING**.

21 The above-described Parcel of Land contains 18 square feet (0.000 acres), more or less.

22 Basis of bearings:

23 Bearings are based on a line between the City and County of Denver Range Point at the intersection
24 of Jewell Ave & Josephine St (a found 2-1/2" aluminum cap stamped "PLS 31158") and the City and
25 County of Denver Range Point at the intersection of Harrison St & Buchtel Blvd (a found axle in
26 range box), said line is assumed to bear S81°37'30"E.

27

28

29

30 **PARCEL NUMBER: TE-9**

31 A parcel of land located in the City and County of Denver, State of Colorado lying in the Northeast
32 Quarter of Section 25, Township 4 South, Range 68 West of the 6th P.M., being a portion of that
33 parcel of land described at Reception No. 2013065883, recorded on May 8, 2013 in the City and
34 County of Denver's Recorder's Office, said Parcel of Land being more particularly described as
35 follows:

1 **COMMENCING** at the North 1/16 corner between Section 25, Township 4 South, Range 68 West of
2 the 6th P.M. and said Section 30, Township 4 South, Range 67 West of the 6th P.M. located at the
3 intersection of Evans Avenue with S Colorado Blvd (a found 2" alloy cap stamped "LS# 14112" in a
4 range box);

5 **WHENCE** the City and County of Denver Range Point located at the intersection of Evans Avenue
6 and Harrison Street (vacated) (a found dragtooth in a range box) bears N87°09'56"W distance of
7 451.03 feet;

8 **THENCE** S41°19'26"W a distance of 127.99 feet to a point on the westerly line of that certain
9 easement to the City and County of Denver described at Reception No. 9900187434, recorded
10 October 28, 1999 from which a corner of said easement bears N00°00'28"E a distance of 23.33 feet,
11 said point is the **POINT OF BEGINNING**;

12 **THENCE** departing said westerly line N89°59'32"W a distance of 2.00 feet;

13 **THENCE** along a line 2.00 feet west of and parallel with the westerly line of said easement
14 N00°00'28"E a distance of 22.12 feet;

15 **THENCE** along a line 2.25 feet southwest of and parallel with the southwesterly line of said easement
16 and its northwesterly extension N46°43'05"W a distance of 13.78 feet;

17 **THENCE** along a line 0.75 feet south of and parallel with the southerly line of said easement
18 N89°54'08"W a distance of 29.26 feet;

19 **THENCE** N00°05'52"E a distance of 0.75 feet to a point on the southerly line of said easement;

20 **THENCE** along said southerly line S89°54'08"E a distance of 31.75 feet;

21 **THENCE** along said southwesterly line of said easement S46°43'05"E a distance of 13.11 feet to
22 said corner of said easement;

23 **THENCE** along said westerly line of said easement S00°00'28"W a distance of 23.33 feet to the
24 **POINT OF BEGINNING**.

25 The above-described parcel of land contains 99 square feet (0.002 acres), more or less.

26 Basis of bearings:

27 Bearings are based on a line between the City and County of Denver Range Point at the intersection
28 of Jewell Ave & Josephine St (a found 2-1/2" aluminum cap stamped "PLS 31158") and the City and
29 County of Denver Range Point at the intersection of Harrison St & Buchtel Blvd (a found axle in
30 range box), said line is assumed to bear S81°37'30"E.

31

32 **PARCEL NUMBER: TE-12**

33 A parcel of land being a portion of University Park-Amended Map, as recorded in the City and County
34 of Denver's Clerk and Recorder's Office, and lying in the Northeast Quarter of Section 26, Township

1 4 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado, said parcel
2 of land being more particularly described as follows:

3 **COMMENCING** at the City and County of Denver Range Point located at the intersection of Evans
4 Avenue with S. Josephine Street (a found axle in a range box);

5 **WHENCE** the City and County of Denver Range Point located at the intersection of Evans Avenue
6 with S Columbine Street (a found number 8 rebar in a range box) bears S89°54'40"E distance of
7 400.06 feet;

8 **THENCE** S78°20'53"W a distance of 449.60 feet to the southerly corner of that certain parcel of land
9 described at Ordinance No. 19910416, recorded on June 10, 1991 in the City and County of Denver's
10 Recorder's Office, said southerly corner is the **POINT OF BEGINNING**;

11 **THENCE** along the westerly line of the right of way of S. University Boulevard (2024) S00°09'36"W
12 a distance of 5.50 feet;

13 **THENCE** departing said westerly right of way line N40°21'52"W a distance of 23.08 feet to the
14 southerly line of the right of way of Evans Avenue (2024);

15 **THENCE** along said southerly right of way line S89°39'31"E a distance of 3.00 feet;

16 **THENCE** S44°44'58"E a distance of 17.00 feet to the **POINT OF BEGINNING**.

17 The above-described Parcel of Land contains 59 square feet (0.001 acres), more or less.

18 Basis of bearings:

19 Bearings are based on a line between the City and County of Denver Range Point at the intersection
20 of Jewell Ave & Josephine St (a found 2-1/2" aluminum cap stamped "PLS 31158") and the City and
21 County of Denver Range Point at the intersection of Harrison St & Buchtel Blvd (a found axle in
22 range box), said line is assumed to bear S81°37'30"E.

23

24 **Section 2.** That the Council finds and determines that property interests in these properties
25 are needed and required for the following public uses and public purposes: installation of new
26 protected bicycle lanes, traffic signal replacements or improvements, intersection modifications
27 including bulb outs, and a shared bicycle and bus lane in the area of East Buchtel Boulevard and
28 East Colorado Center Drive between South Clermont Street and South Franklin Street extending
29 south to include areas of East Evans Avenue and East Iliff Avenue (the "Project").

30 **Section 3.** That Council authorizes the Mayor, including his duly authorized representatives,
31 in accordance with applicable federal, state, and City laws and rules and regulations adopted
32 pursuant thereto, to acquire the needed property interests, including, but not limited to, fee title,
33 permanent easements, temporary easements, fixtures, licenses, permits, improvements (including
34 without limitation, general outdoor advertising devices, buildings, and access points) and any other

rights, interests, and appurtenances thereto. Such authority includes the taking of all actions necessary to do so without further action by City Council, including but not limited to: conducting negotiations, executing all related agreements, making all necessary payments, taking any and all actions required by law before instituting condemnation proceedings, allowing the temporary use of City-owned land and conveying all or a portion of any City-owned land, including remnants, by quitclaim deed, permanent or temporary easements, leases, licenses and permits.

Section 4. That if the interested parties do not agree upon the compensation to be paid for the needed property interests, the owner or owners of the property are incapable of consenting, the name or residence of any owner is unknown, or any of the owners are non-residents of the State, then the City Attorney of the City and County of Denver, upon the Mayor's direction, is authorized and empowered to exercise the City and County of Denver's eminent domain powers by instituting and, as necessary, prosecuting to conclusion proceedings under Article 1, Title 38, Colorado Revised Statutes, to acquire needed property interests upon, through, over, under and along the above-described property as necessary for the purposes set forth in Section 2 above.

Section 5. That the Council finds and determines that the Denver Department of Transportation and Infrastructure and federal and state agencies may find the need to alter the nature of the property interests or the legal descriptions of the properties referred to in this Ordinance and may continue to do so in order to meet the needs of the Project. Council authorizes the Mayor, including his duly authorized representatives, in accordance with applicable federal, state, and City laws and rules and regulations adopted pursuant thereto, to acquire the property as the property interests and legal descriptions are altered in accordance with the means authorized in this Ordinance.

Section 6. That the Council hereby finds and determines that to improve the safety and operation of pedestrians, bicycles and vehicles in the vicinity of the Project, it may be necessary to rebuild, modify, remove, and relocate existing access points to streets located in the vicinity of the Project.

Section 7. That the Council authorizes the City to use the power of eminent domain to act as the local authority for the installation and modification of sidewalks, roadways, intersections, signals, and related improvements in the area of East Buchtel Boulevard and East Colorado Center Drive between South Clermont Street and South York Street extending south to include areas of East Evans Avenue and East Iliff Avenue

Section 8. That the City Council hereby finds and determines that the Project is necessary for the health, safety, and welfare of the public.

COMMITTEE APPROVAL DATE: March 11, 2025 by Consent

PASSED BY THE COUNCIL: _____

APPROVED: _____ - MAYOR _____

NOTICE PUBLISHED IN THE DAILY JOURNAL: _____;

Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the City Attorney. We find no irregularity as to form and have no legal objection to the proposed ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to § 3.2.6 of the Charter.

BY: _____, Assistant City Attorney

DATE: _____