

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 Delaware**
7 **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
38 TWO (2) COURSES:

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1. THENCE SOUTH 80°32'52" WEST, A DISTANCE OF 14.38 FEET;

2. THENCE NORTH 09°27'08" WEST, A DISTANCE OF 88.94 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF BLOCK 1 OF SAID PLAT OF VANDERBILT PARK;

THENCE NORTH 00°30'29" WEST, COINCIDENT WITH SAID SOUTHERLY EXTENSION OF THE EAST LINE, A DISTANCE OF 119.70 FEET TO THE NORTHEAST CORNER OF LOT 28, BLOCK 1, OF SAID VANDERBILT PARK;

THENCE SOUTH 89°57'42" WEST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 28, A DISTANCE OF 1.91 FEET TO THE EAST LINE OF BLOCK 1, SAID SYLVESTER'S ADDITION TO VANDERBILT PARK;

THENCE NORTH 00°33'00" WEST, COINCIDENT WITH SAID EAST LINE OF BLOCK 1, SYLVESTER'S ADDITION TO VANDERBILT PARK A DISTANCE OF 297.99 FEET TO 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;

THENCE NORTH 84°21'10" EAST, COINCIDENT WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 29.20 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 58.36 FEET TO THE NORTHEAST CORNER OF THAT PORTION OF VACATED S. CHEROKEE ST. DESCRIBED AS PARCEL "B" IN ORDINANCE 1423 SERIES OF 2021 RECORDED DECEMBER 20, 2021, AT RECEPTION NUMBER 2021231033 IN SAID RECORDS;

THENCE COINCIDENT WITH THE NORTH AND WEST LINES OF SAID VACATED S. CHEROKEE ST. THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 78°17'23" WEST, A DISTANCE OF 13.50 FEET TO A 166.00 FOOT RADIUS TANGENT CURVE, WHOSE CENTER BEARS SOUTH 11°42'37" WEST;

2. THENCE WESTERLY, COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 00°09'48", AN ARC DISTANCE OF 0.47 FEET AND HAVING A CHORD THAT BEARS NORTH 78°22'16" WEST, A DISTANCE OF 0.47 FEET;

3. THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 09°27'08" EAST, A DISTANCE OF 89.00 FEET TO SAID 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 362.63 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 13,343 SQUARE FEET (0.30630 ACRES), MORE OR LESS.

TOGETHER WITH:

1 **PARCEL B:**

2
3 A PARCEL OF LAND BEING ALL THAT PORTION OF S. CHEROKEE ST. AS SHOWN ON THE
4 PLAT OF SYLVESTER'S ADDITION TO VANDERBILT PARK IN THE RECORDS OF THE CITY
5 AND COUNTY OF DENVER WHICH IS LOCATED WITHIN THE RIGHT-OF-WAY OF INTERSTATE
6 25, DESCRIBED AS "UNIT 5" IN ORDINANCE 3, SERIES OF 1962 RECORDED FEBRUARY 1,
7 1962 IN SAID RECORDS, SAID PARCEL BEING LOCATED IN THE SOUTHWEST ONE-QUARTER
8 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
9 CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING DESCRIBED AS
10 FOLLOWS WITH BEARINGS REFERENCED TO THE EAST LINE OF SAID SOUTHWEST ONE-
11 QUARTER, MONUMENTED ON THE NORTH END BY A FOUND ORIGINAL NOTCHED STONE IN
12 A RANGE BOX AND ON THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP ON A 3/4" REBAR
13 IN A RANGE BOX, STAMPED "JF SATO & ASSOC., 1/4. S15/S22, T4N R68W, PLS 37056, 2017,
14 ASSUMED TO BEAR NORTH 00°44'36" WEST A DISTANCE OF 2647.74 FEET;

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

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

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


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30 THENCE NORTH 89°58'52" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, A
31 DISTANCE OF
32 28.82 FEET TO THE EAST RIGHT-OF-WAY LINE OF S. CHEROKEE ST.;

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

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

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

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43 **REMAINDER OF PAGE INTENTIONALLY BLANK**

1 COMMITTEE APPROVAL DATE: June 6, 2023 by Consent
2 MAYOR-COUNCIL DATE: June 13, 2023 by Consent
3 PASSED BY THE COUNCIL: June 26, 2023
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 ordinance.
13 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: Anshul Bagga, Assistant City Attorney DATE: Jun 15, 2023