

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2025

COUNCIL BILL NO. CB24-1848  
COMMITTEE OF REFERENCE:  
South Platte River

**A BILL**

**For an ordinance vacating a portion of the alley at 3715 Chestnut Place, with reservations.**

**WHEREAS**, the Executive Director of the Department of Transportation and Infrastructure of the City and County of Denver has found and determined that the public use, convenience and necessity no longer require that certain area in the system of thoroughfares of the municipality hereinafter described and, subject to approval by ordinance, has vacated the same with the reservations hereinafter set forth;

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

**Section 1.** That the action of the Executive Director of the Department of Transportation and Infrastructure in vacating the following described right-of-way in the City and County of Denver, State of Colorado, to wit:

**PARCEL DESCRIPTION ROW NO. 2023-VACA-0000012-001:**

A PORTION OF THE ALLEY THROUGH BLOCK 18, FIRST ADDITION TO IRONTON AND BLOCK 42, ST. VINCENT'S ADDITION SECOND FILING, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTHEASTERLY LINE OF LOT 40, BLOCK 18, FIRST ADDITION TO IRONTON TO BEAR SOUTH 45°01'37" EAST, A DISTANCE OF 124.74 FEET BETWEEN A FOUND 1.5" YELLOW PLASTIC CAP STAMPED "PLS 37929" ON #5 REBAR AT THE NORTHERLY CORNER OF SAID LOT 40 AND A FOUND 1.25" RED PLASTIC CAP STAMPED "26958" ON #5 REBAR AT THE EASTERLY CORNER OF SAID LOT 40, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHERLY CORNER OF LOT 40, BLOCK 18, FIRST ADDITION TO IRONTON ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ARKINS COURT PER ORDINANCE NO. 1895-2; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, NORTH 31°30'56" EAST, A DISTANCE OF 1.14 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE 16 FOOT ALLEY THROUGH BLOCK 18, FIRST ADDITION TO IRONTON AND BLOCK 42, ST. VINCENT'S ADDITION SECOND FILING AND THE POINT OF BEGINNING;

1  
2 THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF ARKINS  
3 COURT, NORTH 31°30'56" EAST, A DISTANCE OF 69.20 FEET TO A POINT ON THE  
4 NORTHWESTERLY LINE OF SAID 16 FOOT ALLEY; THENCE ALONG SAID NORTHWESTERLY  
5 LINE, NORTH 44°53'00" EAST, A DISTANCE OF 411.42 FEET TO A POINT ON THE  
6 SOUTHEASTERLY LINE OF LOT 5, SAID BLOCK 42 BEING 20.00 FEET SOUTHWESTERLY OF  
7 THE EASTERLY CORNER OF SAID LOT; THENCE SOUTH 45°04'53" EAST, A DISTANCE OF  
8 16.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID 16 FOOT  
9 ALLEY; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 44°53'00" WEST, A DISTANCE  
10 OF 478.74 FEET TO THE POINT OF BEGINNING;

11  
12 CONTAINING 7,121 SQUARE FEET OR 0.16 ACRES, MORE OR LESS  
13 be and the same is hereby approved and the described right-of-way is hereby vacated and declared  
14 vacated;

15 PROVIDED, HOWEVER, said vacation shall be subject to the following reservation:  
16 A perpetual, non-exclusive easement is hereby reserved by the City and County of Denver, its  
17 successors and assigns, over, under, across, along and through the vacated area for the purposes  
18 of constructing, operating, maintaining, repairing, upgrading and replacing public or private utilities  
19 including, without limitation, storm drainage, sanitary sewer, and water facilities and all  
20 appurtenances to said utilities. A hard surface shall be maintained by the property owner over the  
21 entire easement area. The City reserves the right to authorize the use of the reserved easement by  
22 all utility providers with existing facilities in the easement area. No trees, fences, retaining walls,  
23 landscaping or structures shall be allowed over, upon or under the easement area. Any such  
24 obstruction may be removed by the City or the utility provider at the property owner's expense. The  
25 property owner shall not re-grade or alter the ground cover in the easement area without permission  
26 from the City and County of Denver. The property owner shall be liable for all damages to such  
27 utilities, including their repair and replacement, at the property owner's sole expense. The City and  
28 County of Denver, its successors, assigns, licensees, permittees and other authorized users shall  
29 not be liable for any damage to property owner's property due to use of this reserved easement.

30 **[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

1 COMMITTEE APPROVAL DATE: January 1, 2025 by Consent  
2 MAYOR-COUNCIL DATE: January 7, 2025  
3 PASSED BY THE COUNCIL: January 21, 2025  
4 *Amarneh P. Sandora* - PRESIDENT  
5 APPROVED: *Michael C. Johnston* - MAYOR 01/22/2025  
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: January 9, 2025  
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: *Anshul Bagga*, Assistant City Attorney DATE: Jan 8, 2025