

1 **BY AUTHORITY**

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

COUNCIL BILL NO. CB25-0219  
COMMITTEE OF REFERENCE:  
Finance & Governance

5 **A BILL**

6 **For an ordinance designating certain properties as being required for public use**  
7 **and authorizing use and acquisition thereof by negotiation or through**  
8 **condemnation proceedings of fee simple, easement and other interests,**  
9 **including any rights and interests related or appurtenant to properties**  
10 **designated as needed for the East Colfax Avenue Bus Rapid Transit (BRT) from**  
11 **Yosemite St. to Broadway.**

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

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

17  
18  
19 **PARCEL NUMBER: RW-2**  
20 **1685 N. COLORADO BLVD., DENVER, CO.**

21  
22 **LEGAL DESCRIPTION**

23  
24 A parcel of land being a portion of Lots 42 to 44 inclusive, Block 1, Colfax Avenue Park  
25 Subdivision, described in Reception No. 2013036585, recorded on 03/13/2013, Clerk & Recorder’s  
26 Office of the City and County of Denver, State of Colorado, also located in the Southeast Quarter  
27 of the Southeast Quarter of Section 36, Township 3 South, Range 68 West of the 6<sup>th</sup> Principal  
28 Meridian, City and County of Denver, State of Colorado. Said parcel of land being more particularly  
29 described as follows:

30  
31 Commencing at the Range Point located at the intersection of E Colfax Ave and Harrison St;  
32  
33 Thence, N14°17’39”E, a distance of 1,210.92 feet to a point on the northerly line of said parcel of  
34 land described in Reception No. 2013036585, also the Point of Beginning;  
35  
36 Thence, S26°36’50”E, along said northerly line of that parcel of land described in Reception No.  
37 2013036585, a distance of 13.95 feet to a point on the westerly Right of Way line of Colorado  
38 Blvd.;  
39  
40 Thence, S00°06’35”W, along said westerly Right of Way line of Colorado Blvd., a distance of 47.35  
41 feet to the southeast corner of said parcel of land described in Reception No. 2013036585;

1  
2 Thence, N89°53'25"W, along the southerly line of said parcel of land described in Reception No.  
3 2013036585, a distance of 6.27 feet;

4  
5 Thence, N00°06'35"E, through said parcel of land described in Reception No. 2013036585 and  
6 parallel to said westerly Right of Way line of Colorado Blvd., a distance of 59.81 feet to said Point  
7 of Beginning.

8  
9 Said parcel of land contains 336 sq. ft. or 0.008 ac., more or less.

10  
11 Basis of Bearings:

12  
13 Bearings are based on the 20' Range Line located at E. Colfax Ave. monumented at the  
14 intersection of the 23' Range Line of Harrison St and said 20' Range Line on E Colfax Ave by a  
15 found 2.5" aluminum cap marked "RANGE POINT 2020 PLS 35586" in asphalt and monumented  
16 at the intersection of the 22.5' Range Line of Jackson St and said 20' Range Line on E Colfax Ave  
17 by a found 2.5" aluminum cap marked "RANGE POINT 2020 PLS 35586" in asphalt. Said line  
18 being N89°41'20"W.

19  
20  
21 **PARCEL NUMBER: RW-3**  
22 **1295 N. COLORADO BLVD., DENVER, CO**

23  
24 **LEGAL DESCRIPTION**

25  
26 A parcel of land being a portion of Lots 39 to 42 inclusive, Block 229, Capitol Avenue Subdivision,  
27 also described in Reception No. 2015050556, recorded on 04/21/2015, Clerk & Recorder's Office  
28 of the City and County of Denver, State of Colorado, also located in the Southeast Quarter of the  
29 Northeast Quarter of Section 1, Township 4 South, Range 68 West of the 6<sup>th</sup> Principal Meridian,  
30 City and County of Denver, State of Colorado. Said parcel of land being more particularly  
31 described as follows:

32  
33 Commencing at the Range Point located at the intersection of E Colfax Ave and Harrison St;

34  
35 Thence, S12°08'18"E, a distance of 1,320.14 feet to a point on the southerly Right of Way line of  
36 said E 13th Ave, also the Point of Beginning;

37  
38 Thence, S89°40'29"E, along said southerly Right of Way line of E 13th Ave, a distance of 22.01  
39 feet;

40  
41 Thence, S00°07'29"W, along the westerly Right of Way line of Colorado Blvd, a distance of 99.98  
42 feet;

43  
44 Thence, N89°40'29"W, departing said westerly Right of Way line of Colorado Blvd and along the  
45 southerly line of said Lot 39, a distance of 1.70 feet;

46  
47 Thence, departing said southerly line of Lot 39, and through said Lots 39 to 42 inclusive, Block  
48 229, the following two (2) courses and distances:  
49

- 1 1. N00°07'29"E, parallel to said westerly Right of Way line of said Colorado Blvd, a distance of  
2 85.95 feet;  
3 2. N55°06'11"W, a distance of 24.72 feet to said Point of Beginning.  
4

5 Said parcel of land contains 312 sq. ft. or 0.007 ac., more or less.  
6

7 Basis of Bearings:  
8

9 Bearings are based on the 20' Range Line located at E. Colfax Ave. monumented at the  
10 intersection of the 23' Range Line of Harrison St and said 20' Range Line on E Colfax Ave by a  
11 found 2.5" aluminum cap marked "RANGE POINT 2020 PLS 35586" in asphalt and monumented  
12 at the intersection of the 22.5' Range Line of Jackson St and said 20' Range Line on E Colfax Ave  
13 by a found 2.5" aluminum cap marked "RANGE POINT 2020 PLS 35586" in asphalt. Said line  
14 being N89°41'20"W.  
15  
16

17 **PARCEL NUMBER: RW-4**  
18 **1285 N. COLORADO BLVD., DENVER, CO.**  
19

20 **LEGAL DESCRIPTION**  
21

22 A parcel of land being a portion of Lots 33 to 38 inclusive, Block 229, Capitol Avenue Subdivision,  
23 also described in Reception No. 057648 in Book 1958 at Page 456 and recorded July 12, 1979,  
24 Clerk & Recorder's Office of the City and County of Denver, State of Colorado, also located in the  
25 Southeast Quarter of the Northeast Quarter of Section 1, Township 4 South, Range 68 West of the  
26 6<sup>th</sup> Principal Meridian, City and County of Denver, State of Colorado. Said parcel of land being  
27 more particularly described as follows:  
28

29 Commencing at the Range Point located at the intersection of E Colfax Ave and Harrison St;  
30

31 Thence, S12°04'53"E, a distance of 1,422.23 feet to a point on the northerly line of said lot 38,  
32 Block 229, also the Point of Beginning;  
33

34 Thence, S89°40'29"E, along said northerly line of Lot 38, Block 229, a distance of 1.70 to the  
35 northeast corner of said Lot 38, Block 229, also a point on the westerly Right of Way line of  
36 Colorado Blvd.;  
37

38 Thence, S00°07'29"W, along said westerly Right of Way line of Colorado Blvd., a distance of  
39 150.00 feet;  
40

41 Thence, N89°40'29"W, departing said westerly Right of Way line of Colorado Blvd., and along the  
42 southerly line of said Lot 33, Block 229, a distance of 1.70 feet;  
43

44 Thence, N00°07'29"E, departing said southerly line of Lot 33, Block 229, and through said Lots 33  
45 to 38 inclusive, parallel to said westerly Right of Way line of Colorado Blvd., a distance of 150.00  
46 feet to said Point of Beginning.  
47

48 Said parcel of land contains 255 sq. ft. or 0.006 ac., more or less.  
49

1 Basis of Bearings:

2  
3 Bearings are based on the 20' Range Line located at E. Colfax Ave. monumented at the  
4 intersection of the 23' Range Line of Harrison St and said 20' Range Line on E Colfax Ave by a  
5 found 2.5" aluminum cap marked "RANGE POINT 2020 PLS 35586" in asphalt and monumented  
6 at the intersection of the 22.5' Range Line of Jackson St and said 20' Range Line on E Colfax Ave  
7 by a found 2.5" aluminum cap marked "RANGE POINT 2020 PLS 35586" in asphalt. Said line  
8 being N89°41'20"W.

9  
10  
11 **PARCEL NUMBER: RW-5**  
12 **1225 N. COLORADO BLVD., DENVER, CO.**

13 **LEGAL DESCRIPTION**

14  
15  
16 A parcel of land being a portion of Lots 28 to 32 inclusive, Block 229, Capitol Avenue Subdivision,  
17 also described in Reception No. 2019148373, recorded on 10/23/2019, Clerk & Recorder's Office  
18 of the City and County of Denver, State of Colorado, also located in the Southeast Quarter of the  
19 Northeast Quarter of Section 1, Township 4 South, Range 68 West of the 6<sup>th</sup> Principal Meridian,  
20 City and County of Denver, State of Colorado. Said parcel of land being more particularly  
21 described as follows:

22  
23 Commencing at the Range Point located at the intersection of E Colfax Ave and Harrison St;

24  
25 Thence, S10°55'24"E, a distance of 1,569.16 feet to a point on the northerly line of said lot 32,  
26 Block 229, also the Point of Beginning;

27  
28 Thence, S89°40'29"E, along said northerly line of Lot 32, Block 229, a distance of 1.70 feet to the  
29 northeast corner of said Lot 32, Block 229, also a point on the westerly Right of Way line of  
30 Colorado Blvd.;

31  
32 Thence, S00°07'29"W, along said westerly Right of Way line of Colorado Blvd., a distance of  
33 101.71 feet;

34  
35 Thence, departing said westerly Right of Way line of Colorado Blvd., and through said Lots 28 to  
36 32 inclusive, Block 229 the following two (2) courses and distances:

- 37  
38 1. N02°48'24"W, a distance of 33.24 feet;  
39 2. N00°07'29"E, parallel to said westerly Right of Way line of Colorado Blvd., a distance of  
40 68.51 feet to said Point of Beginning.

41  
42 Said parcel of land contains 145 sq. ft. or 0.003 ac., more or less.

43  
44 Basis of Bearings:

45  
46 Bearings are based on the 20' Range Line located at E. Colfax Ave. monumented at the  
47 intersection of the 23' Range Line of Harrison St and said 20' Range Line on E Colfax Ave by a  
48 found 2.5" aluminum cap marked "RANGE POINT 2020 PLS 35586" in asphalt and monumented  
49 at the intersection of the 22.5' Range Line of Jackson St and said 20' Range Line on E Colfax Ave

1 by a found 2.5" aluminum cap marked "RANGE POINT 2020 PLS 35586" in asphalt. Said line  
2 being N89°41'20"W.

3  
4  
5 **PARCEL NUMBER: RW-7**  
6 **6201 E. COLFAX AVE, DENVER, CO.**

7  
8 **LEGAL DESCRIPTION**  
9

10 A parcel of land being a portion of Lots 18 and 19, Block 46, Downington, also described in  
11 Reception No. 2005162574, recorded on 9/26/2005, Clerk & Recorder's Office of The City and  
12 County of Denver, State of Colorado, also located in the Southeast Quarter of the Southwest  
13 Quarter of Section 32, Township 3 South, Range 67 West of the 6<sup>th</sup> Principal Meridian, City and  
14 County of Denver, State of Colorado. Said parcel being more particularly described as follows:

15  
16 Commencing at the Range Point located at the intersection of E. Colfax Ave. and Jasmine St.;

17  
18 Thence, N88°25'29"E, a distance of 757.93 feet to the intersection of the northerly Right of Way  
19 line of E. Colfax Ave. and the easterly Right of Way line of Krameria St., and the Point of  
20 Beginning;

21  
22 Thence, N10°20'54"W along said easterly Right of Way line of Krameria St. (2024), a distance of  
23 11.51 feet;

24  
25 Thence, S56°08'35"E, departing said easterly Right of Way line of Krameria St., through said Lots  
26 18 and 19, Block 46, a distance of 20.30 feet to a point on said northerly Right of Way line of E.  
27 Colfax Ave.;

28  
29 Thence, S89°56'12"W, along said northerly Right of Way line of E. Colfax Ave., a distance of 14.79  
30 feet to said Point of Beginning.

31  
32 Said parcel of land contains 84 sq. ft. or 0.002 ac. more or less.

33  
34 Basis of Bearings:

35  
36 Bearings are based on the 20' Range Line located at Jasmine St. monumented at the intersection  
37 of the 20' Range Line on E. Colfax Ave. and said 20' Range Line on Jasmine St. by a found stone  
38 with chiseled "X" 22" down in Range Box and monumented at the intersection of the 20' Range  
39 Line of E. 16<sup>th</sup> Ave. and said 20' Range Line on Jasmine St. by a found stone with chiseled "X" 2.5'  
40 down in Range Box. Said line being N00°02'30"W.

41  
42  
43 **PARCEL NUMBER: RW-8**  
44 **1515 N. QUEBEC ST., DENVER, CO.**

45  
46 **LEGAL DESCRIPTION**  
47

48 A parcel of land being a portion of Lot 17, Block 24, Hayden and Dickinson's Subdivision, also  
49 described in Reception No. 2006143469, recorded on 9/8/2006, Clerk & Recorder's Office of the

1 City and County of Denver, State of Colorado, also located in the Southeast Quarter of the  
2 Southeast Quarter of Section 32, Township 3 South, Range 67 West of the 6<sup>th</sup> Principal Meridian,  
3 City and County of Denver, State of Colorado. Said parcel of land being more particularly  
4 described as follows:

5  
6 Commencing at the northwest corner of Section 4, Township 4 South, Range 67 West of the 6<sup>th</sup>  
7 Principal Meridian whence the northeast corner of said Section 4, bears N89°59'14"E;

8  
9 Thence N36°02'43"W, a distance of 61.84 feet to a point on the southeast corner of said Lot 17,  
10 also the Point of Beginning;

11  
12 Thence, S89°58'09"W, along the northerly Right of Way line of E. Colfax Ave., a distance of 19.19  
13 feet;

14  
15 Thence, departing said northerly Right of Way line of E. Colfax Ave., and through said Lot 17, the  
16 following three courses and distances:

- 17  
18 1. N00°03'05"W, parallel with the westerly Right of Way line of Quebec St., a distance of 0.50  
19 feet to a non-tangent curve concave to the northwest;  
20 2. Along said curve concave to the northwest, along an arc length of 17.25 feet, having a  
21 radius of 11.50 feet, a delta angle of 85°57'33", a chord bearing of N46°59'28"E, and a  
22 chord length of 15.68 feet;  
23 3. N89°58'09"E, parallel with said northerly Right of Way line of E. Colfax Ave., a distance of  
24 7.71 feet to a point on said westerly Right of Way line of Quebec St.;

25  
26 Thence, S00°03'05"E, along said westerly Right of Way line of Quebec St. a distance of 11.19 feet  
27 to said Point of Beginning.

28  
29 Said parcel of land contains 120 sq. ft. or 0.003 ac., more or less.

30  
31 Basis of Bearings:

32  
33 Bearings are based on the north line of Section 4, Township 4 South, Range 67 West, of the 6<sup>th</sup>  
34 Principal Meridian, City and County of Denver, State of Colorado, monumented at the northwest  
35 corner of said Section 4 by a found 3.25" aluminum cap with 2.25" pipe marked "COLO DEPT OF  
36 TRANSPORTATION T3S 32|33|5|4 T4S 1995 PLS NO 11434" in Range Box and monumented at  
37 the northeast corner of said Section 4 by a found 2.5" aluminum cap with No. 6 rebar marked "T3S  
38 R67W S33|S34|S4|S3 T4S 2002 LS 33202" in Range Box. Said line bears N89°59'14"E.

39  
40  
41 **PARCEL NUMBER: RW-9**  
42 **7226 E COLFAX AVE, DENVER, CO.**

43 **LEGAL DESCRIPTION**

44  
45  
46 A parcel of land being a portion of Lot 36, Block 25, Re-subdivision of Blocks 25 and 26 and  
47 Subdivision of Block A Montclair, also described in Reception No. 2018086509, recorded on  
48 7/16/2018, Clerk & Recorder's Office of the City and County of Denver, State of Colorado, also  
49 located in the Northeast Quarter of the Northeast Quarter of Section 5, Township 4 South, Range

1 67 West of the 6<sup>th</sup> Principal Meridian, City and County of Denver, State of Colorado. Said parcel of  
2 land being more particularly described as follows:

3  
4 Commencing at the northwest corner of Section 4, Township 4 South, Range 67 West of the 6<sup>th</sup>  
5 Principal Meridian whence the northeast corner of said Section 4, bears N89°59'14"E;

6  
7 Thence S40°51'28"W, a distance of 66.16 feet to a point on the southerly Right of Way line of E.  
8 Colfax Ave., also the Point of Beginning;

9  
10 Thence, N89°58'09"E, along said southerly Right of Way line of E. Colfax Ave., a distance of 7.44  
11 feet to the northeast corner of said Lot 36, Block 25;

12  
13 Thence, S00°00'13"E, along the westerly Right of Way line of Quebec St., a distance of 8.64 feet;

14  
15 Thence, N40°43'42"W, through said Lot 36, Block 25, a distance of 11.40 feet to said Point of  
16 Beginning.

17  
18 Said parcel of land contains 32 sq. ft. or 0.001 ac. more or less.

19  
20 Basis of Bearings:

21  
22 Bearings are based on a line between the northwest corner of Section 4, monumented by a found  
23 3.25" aluminum cap with 2.25" pipe marked "COLO DEPT OF TRANSPORTATION T3S 32|33|5|4  
24 T4S 1995 PLS NO 11434" in Range Box and the northeast corner of said Section 4 monumented  
25 by a found 2.5" aluminum cap with No. 6 rebar marked "T3S R67W S33|S34|S4|S3 T4S 2002 LS  
26 33202" in Range Box, Township 4 South, Range 67 West, of the 6<sup>th</sup> Principal Meridian, City and  
27 County of Denver, State of Colorado. Said line bears N89°59'14"E.

28  
29  
30 **PARCEL NUMBER: RW-10**  
31 **7300 E. COLFAX AVE., DENVER, CO.**

32  
33 **LEGAL DESCRIPTION**

34  
35 A parcel of land being a portion of Lot 1, Block 1, Kensington, also described in Reception No.  
36 1996061412, recorded on 05/08/1996, Clerk & Recorder's Office of the City and County of Denver,  
37 State of Colorado, also located in the Northwest Quarter of the Northwest Quarter of Section 4,  
38 Township 4 South, Range 67 West of the 6<sup>th</sup> Principal Meridian, City and County of Denver, State  
39 of Colorado. Said parcel of land being more particularly described as follows:

40  
41 Commencing at the northwest corner of Section 4, Township 4 South, Range 67 West of the 6<sup>th</sup>  
42 Principal Meridian whence the northeast corner of said Section 4, bears N89°59'14"E;

43  
44 Thence, S33°34'09"E, a distance of 60.00 feet to a point on the southerly Right of Way line of E.  
45 Colfax Ave., also the Point of Beginning;

46  
47 Thence, S46°17'52"W, departing said southerly Right of Way line of E. Colfax Ave., through said  
48 Lot 1, Block 1, a distance of 12.08 feet to a point on the easterly Right of Way line of Quebec St.;

1 Thence, N00°01'44"W, along said easterly Right of Way line of Quebec St., a distance of 8.34 feet  
2 to the northwest corner of said Lot 1, Block 1;

3  
4 Thence, N89°59'14"E, along said southerly Right of Way line of E. Colfax Ave., a distance of 8.74  
5 feet to said Point of Beginning.

6  
7 Said parcel of land contains 36 sq. ft. or 0.001 ac. more or less.

8  
9 Basis of Bearings:

10  
11 Bearings are based on a line between the northwest corner of Section 4, monumented by a found  
12 3.25" aluminum cap with 2.25" pipe marked "COLO DEPT OF TRANSPORTATION T3S 32|33|5|4  
13 T4S 1995 PLS NO 11434" in Range Box and the northeast corner of said Section 4 monumented  
14 by a found 2.5" aluminum cap with No. 6 rebar marked "T3S R67W S33|S34|S4|S3 T4S 2002 LS  
15 33202" in Range Box, Township 4 South, Range 67 West, of the 6th Principal Meridian, City and  
16 County of Denver, State of Colorado. Said line bears N89°59'14"E.

17  
18  
19 **PARCEL NUMBER: TE-2**  
20 **1685 N. COLORADO BLVD., DENVER, CO**

21  
22 **LEGAL DESCRIPTION**

23  
24 A parcel of land being a portion of Lots 42 to 45 inclusive, Block 1, Colfax Avenue Park  
25 Subdivision, described in Reception No. 2013036585, recorded on 03/13/2013, Clerk & Recorder's  
26 Office of the City and County of Denver, State of Colorado, also located in the Southeast Quarter  
27 of the Southeast Quarter of Section 36, Township 3 South, Range 68 West of the 6<sup>th</sup> Principal  
28 Meridian, City and County of Denver, State of Colorado. Said parcel of land being more particularly  
29 described as follows:

30  
31 Commencing at the Range Point located at the intersection of E Colfax Ave and Harrison St;

32  
33 Thence, N14°17'39"E, a distance of 1,210.92 feet to a point on the north line of said parcel of land  
34 described in Reception No. 2013036585, whence the northeast corner of said parcel of land  
35 described in Reception No. 2013036585 bears S26°36'50"E, along said north line of that parcel of  
36 land described in Reception No. 2013036585, a distance of 13.95 feet;

37  
38 Thence, departing said northerly line of that parcel of land described in Reception No.  
39 2013036585, through said parcel of land described in Reception No. 2013036585, S00°06'35"W,  
40 parallel to the westerly Right of Way line of Colorado Blvd, a distance of 59.81 feet to a point on  
41 the southerly line of said parcel of land described in Reception No. 2013036585;

42  
43 Thence, N89°53'25"W, along said southerly line of that parcel of land described in Reception No.  
44 2013036585, a distance of 10.00 feet;

45  
46 Thence, N00°06'35"E, departing said southerly line of that parcel of land described in Reception  
47 No. 2013036585 and through said parcel of land described in Reception No. 2013036585, a  
48 distance of 79.67 feet parallel to said westerly Right of Way line of Colorado Blvd. to a point on  
49 said northerly line of that parcel of land described in Reception No. 2013036585;



1  
2 Thence S26°36'50"E, along said northerly line of that parcel of land described in Reception No.  
3 2013036585, a distance of 22.24 feet to said Point of Beginning.  
4

5 Said parcel of land contains 697 sq. ft. or 0.016 ac., more or less.  
6

7 Basis of Bearings:

8  
9 Bearings are based on the 20' Range Line located at E. Colfax Ave. monumented at the  
10 intersection of the 23' Range Line of Harrison St and said 20' Range Line on E Colfax Ave by a  
11 found 2.5" aluminum cap marked "RANGE POINT 2020 PLS 35586" in asphalt and monumented  
12 at the intersection of the 22.5' Range Line of Jackson St and said 20' Range Line on E Colfax Ave  
13 by a found 2.5" aluminum cap marked "RANGE POINT 2020 PLS 35586" in asphalt. Said line  
14 being N89°41'20"W.  
15  
16

17 **PARCEL NUMBER: TE-3**  
18 **1295 N. COLORADO BLVD., DENVER, CO**

19 **LEGAL DESCRIPTION**

20  
21  
22 A parcel of land being a portion of Lots 39 to 42, inclusive, Block 229, Capitol Avenue Subdivision,  
23 also described in Reception No. 2015050556, recorded on 04/21/2015, Clerk & Recorder's Office  
24 of the City and County of Denver, State of Colorado, also located in the Southeast Quarter of the  
25 Northeast Quarter of Section 1, Township 4 South, Range 68 West of the 6<sup>th</sup> Principal Meridian,  
26 City and County of Denver, State of Colorado. Said parcel of land being more particularly  
27 described as follows:  
28

29 Commencing at the Range Point located at the intersection of E Colfax Ave and Harrison St;  
30

31 Thence, S12°08'18"E, a distance of 1,320.14 feet to a point on the southerly Right of Way line of  
32 13<sup>th</sup> Ave, also the Point of Beginning, whence the northeast corner of said Lot 42 bears  
33 S89°40'29"E along said southerly Right of Way line of 13<sup>th</sup> Ave, a distance of 22.01 feet;  
34

35 Thence, departing said southerly Right of Way line of 13<sup>th</sup> Ave., and through said Lots 39 to 42,  
36 inclusive, Block 229, the following two courses and distances:  
37

- 38 1. S55°06'11"E, a distance of 24.72 feet;
- 39 2. S00°07'29"W, parallel with the westerly Right of Way line of Colorado Blvd., a distance of  
40 85.95 feet to a point on the southerly line of said Lot 39, Block 229, whence the southeast  
41 corner of said Lot 39, Block 229 bears S89°40'29"E, along said southerly line of Lot 39,  
42 Block 229, a distance of 1.70 feet;

43  
44 Thence, North 89°40'29"W, along said southerly line of Lot 39, Block 229, a distance of 8.00 feet;  
45

46 Thence, departing said southerly line of Lot 39, Block 229, and through said Lots 39 to 42,  
47 inclusive of Block 229, the following two courses and distances:  
48

- 1 1. N00°07'29"E, parallel with said westerly Right of Way line of Colorado Blvd., a distance of  
2 85.39 feet;  
3 2. N55°06'11"W, a distance of 25.71 feet to a point on said southerly Right of Way line of 13<sup>th</sup>  
4 Ave.;

5  
6 Thence, S89°40'29"E, along said southerly Right of Way line of 13<sup>th</sup> Ave., a distance of 8.81 feet to  
7 said Point of Beginning.

8  
9 Said parcel of land contains 811 sq. ft. or 0.019 ac., more or less.

10  
11 Basis of Bearings:

12  
13 Bearings are based on the 20' Range Line located at E. Colfax Ave. monumented at the  
14 intersection of the 23' Range Line of Harrison St and said 20' Range Line on E Colfax Ave by a  
15 found 2.5" aluminum cap marked "RANGE POINT 2020 PLS 35586" in asphalt and monumented  
16 at the intersection of the 22.5' Range Line of Jackson St and said 20' Range Line on E Colfax Ave  
17 by a found 2.5" aluminum cap marked "RANGE POINT 2020 PLS 35586" in asphalt. Said line  
18 being N89°41'20"W.

19  
20  
21 **PARCEL NUMBER: TE-4**  
22 **1285 N. COLORADO BLVD., DENVER, CO.**

23  
24 **LEGAL DESCRIPTION**

25  
26 A parcel of land being a portion of Lots 33 to 38 inclusive, Block 229, Capitol Avenue Subdivision,  
27 also described in Reception No. 057648 in Book 1958 at Page 456 and recorded July 12, 1979,  
28 Clerk & Recorder's Office of the City and County of Denver, State of Colorado, also located in the  
29 Southeast Quarter of the Northeast Quarter of Section 1, Township 4 South, Range 68 West of the  
30 6<sup>th</sup> Principal Meridian, City and County of Denver, State of Colorado. Said parcel of land being  
31 more particularly described as follows:

32  
33 Commencing at the Range Point located at the intersection of E Colfax Ave and Harrison St;

34  
35 Thence, S12°04'53"E, a distance of 1,422.24 feet to a point on the northerly line of said lot 38,  
36 Block 229, also the Point of Beginning, whence the northeast corner of said Lot 38, Block 229,  
37 bears S89°40'29"E, along said northerly line of Lot 38, Block 229, a distance of 1.70 feet;

38  
39 Thence, S00°07'29"W, departing said northerly line of Lot 38, Block 229 and through said Lots 33  
40 to 38 inclusive, Block 229, parallel to the westerly Right of Way line of Colorado Blvd., a distance  
41 of 150.00 feet to a point on the southerly line of said Lot 33, Block 229, whence the southeast  
42 corner of said Lot 33, Block 229, bears S89°40'29"E, along said southerly line of Lot 33, Block 229,  
43 a distance of 1.70 feet;

44  
45 Thence, N89°40'29"W, along said southerly line of Lot 33, Block 229, a distance of 8.00 feet;

46  
47 Thence, N00°07'29"E, departing said southerly line of Lot 33, Block 229, and through said Lots 33  
48 to 38 inclusive, Block 229, parallel to said westerly Right of Way line of Colorado Blvd., a distance  
49 of 150.00 feet to a point on said northerly line of Lot 38, Block 229;

1  
2 Thence, S89°40'29"E, along said northerly line of Lot 38, Block 229, a distance of 8.00 feet to said  
3 Point of Beginning.

4  
5 Said parcel of land contains 1,200 sq. ft. or 0.028 ac., more or less.

6  
7 Basis of Bearings:

8  
9 Bearings are based on the 20' Range Line located at E. Colfax Ave. monumented at the  
10 intersection of the 23' Range Line of Harrison St and said 20' Range Line on E Colfax Ave by a  
11 found 2.5" aluminum cap marked "RANGE POINT 2020 PLS 35586" in asphalt and monumented  
12 at the intersection of the 22.5' Range Line of Jackson St and said 20' Range Line on E Colfax Ave  
13 by a found 2.5" aluminum cap marked "RANGE POINT 2020 PLS 35586" in asphalt. Said line  
14 being N89°41'20"W.

15  
16  
17 **PARCEL NUMBER: TE-5**  
18 **1225 N. COLORADO BLVD., DENVER, CO.**

19  
20 **LEGAL DESCRIPTION**

21  
22 A parcel of land being a portion of Lots 28 to 32, inclusive, Block 229, Capitol Avenue Subdivision,  
23 also described in Reception No. 2019148373, recorded on 10/23/2019, Clerk & Recorder's Office  
24 of the City and County of Denver, State of Colorado, also located in the Southeast Quarter of the  
25 Northeast Quarter of Section 1, Township 4 South, Range 68 West of the 6<sup>th</sup> Principal Meridian,  
26 City and County of Denver, State of Colorado. Said parcel of land being more particularly  
27 described as follows:

28  
29 Commencing at the Range Point located at the intersection of E Colfax Ave and Harrison St;

30  
31 Thence, S10°55'24"E, a distance of 1,569.16 feet to a point on the northerly line of said lot 32,  
32 Block 229, also the Point of Beginning, whence the northeast corner of said Lot 32, Block 229,  
33 bears S89°40'29"E, along said northerly line of Lot 32, Block 229, a distance of 1.70 feet;

34  
35 Thence, departing said northerly line of Lot 32, Block 229 and through said Lots 28 to 32, inclusive,  
36 Block 229, the following two courses and distances:

- 37  
38 1. S00°07'29"W, parallel with the westerly Right of Way line of Colorado Blvd., a distance of  
39 68.51 feet;  
40 2. S02°48'24"E, a distance of 33.24 feet to a point on said westerly Right of Way line of  
41 Colorado Blvd.;

42  
43 Thence, S00°07'29"W, along said westerly Right of Way line of Colorado Blvd., a distance of 5.00  
44 feet;

45  
46 Thence, departing said westerly Right of Way line of Colorado Blvd., and through said Lots 28 to  
47 32, inclusive, Block 229, the following three courses and distances:

- 48  
49 1. N89°52'31"W, a distance of 4.75 feet;

- 1 2. N02°48'24"W, a distance of 43.01 feet;  
2 3. N00°07'29"E, parallel to said westerly Right of Way line of Colorado Blvd., a distance of  
3 63.78 feet to a point on said northerly line of Lot 32, Block 229;  
4

5 Thence, S89°40'29"E, along said northerly line of Lot 32, Block 229, a distance of 5.25 feet to said  
6 Point of Beginning.  
7

8 Said parcel of land contains 550 sq. ft. or 0.013 ac., more or less.  
9

10 Basis of Bearings:  
11

12 Bearings are based on the 20' Range Line located at E. Colfax Ave. monumented at the  
13 intersection of the 23' Range Line of Harrison St and said 20' Range Line on E Colfax Ave by a  
14 found 2.5" aluminum cap marked "RANGE POINT 2020 PLS 35586" in asphalt and monumented  
15 at the intersection of the 22.5' Range Line of Jackson St and said 20' Range Line on E Colfax Ave  
16 by a found 2.5" aluminum cap marked "RANGE POINT 2020 PLS 35586" in asphalt. Said line  
17 being N89°41'20"W.  
18  
19

20 **PARCEL NUMBER: TE-9**  
21 **7226 E. COLFAX AVE., DENVER, CO.**  
22

23 **LEGAL DESCRIPTION**  
24

25 A parcel of land being a portion of Lot 36, Block 25, Re-subdivision of Blocks 25 and 26 and  
26 Subdivision of Block A Montclair, also described in Reception No. 2018086509, recorded on  
27 7/16/2018, Clerk & Recorder's Office of the City and County of Denver, State of Colorado, also  
28 located in the Northeast Quarter of the Northeast Quarter of Section 5, Township 4 South, Range  
29 67 West of the 6<sup>th</sup> Principal Meridian, City and County of Denver, State of Colorado. Said parcel of  
30 land being more particularly described as follows:  
31

32 Commencing at the northwest corner of Section 4, Township 4 South, Range 67 West of the 6<sup>th</sup>  
33 Principal Meridian whence the northeast corner of said Section 4, bears N89°59'14"E;  
34

35 Thence S40°51'28"W, a distance of 66.16 feet to a point on the southerly Right of Way line of E.  
36 Colfax Ave., also the Point of Beginning, whence the northeast corner of said Lot 36, Block 25,  
37 bears N89°58'09"E, along said southerly Right of Way line of E. Colfax Ave., a distance of 7.44  
38 feet;  
39

40 Thence, S40°43'42"E, through said Lot 36, Block 25, a distance of 11.40 feet to a point on the  
41 westerly Right of Way line of Quebec St.;

42  
43 Thence, S00°00'13"E, along said westerly Right of Way line of Quebec St., a distance of 5.00 feet;  
44

45 Thence, departing said westerly Right of Way line of Quebec St., the following four (4) courses and  
46 distances:  
47

- 48 1. S89°58'09"W, parallel to said southerly Right of Way line of E. Colfax Ave., a distance of  
49 12.43 feet;

2. N00°00'13"W, parallel to said westerly Right of Way line of Quebec St., a distance of 3.64 feet;
3. S89°58'09"W, parallel to said southerly Right of Way line of E. Colfax Ave., a distance of 24.55 feet;
4. N00°00'13"W, parallel to said westerly Right of Way line of Quebec St., a distance of 10.00 feet to a point on said southerly Right of Way line of E. Colfax Ave.;

Thence, N89°58'09"E, along said southerly Right of Way line of E. Colfax Ave., a distance of 29.54 feet to said Point of Beginning.

A parcel of land containing 383 sq. ft. or 0.009 ac. more or less.

Basis of Bearings:

Bearings are based on a line between the northwest corner of Section 4, monumented by a found 3.25" aluminum cap with 2.25" pipe marked "COLO DEPT OF TRANSPORTATION T3S 32|33|5|4 T4S 1995 PLS NO 11434" in Range Box and the northeast corner of said Section 4 monumented by a found 2.5" aluminum cap with No. 6 rebar marked "T3S R67W S33|S34|S4|S3 T4S 2002 LS 33202" in Range Box, Township 4 South, Range 67 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado. Said line bears N89°59'14"E.

**PARCEL NUMBER: TE-10  
7300 E. COLFAX AVE., DENVER, CO.**

**LEGAL DESCRIPTION**

A parcel of land being a portion of Lot 1, Block 1, Kensington, also described in Reception No. 1996061412, recorded on 05/08/1996, Clerk & Recorder's Office of the City and County of Denver, State of Colorado, also located in the Northwest Quarter of the Northwest Quarter of Section 4, Township 4 South, Range 67 West of the 6<sup>th</sup> Principal Meridian, City and County of Denver, State of Colorado. Said parcel of land being more particularly described as follows:

Commencing at the northwest corner of Section 4, Township 4 South, Range 67 West of the 6<sup>th</sup> Principal Meridian whence the northeast corner of said Section 4, bears N89°59'14"E;

Thence S33°34'09"E, a distance of 60.00 feet to a point on the southerly Right of Way line of E. Colfax Ave., and the Point of Beginning; whence the northwest corner of said Lot 1, bears N89°59'14"E, a distance of 8.74 feet;

Thence, N89°59'14"E, along said southerly Right of Way line of E. Colfax Ave., a distance of 5.00 feet;

Thence, departing said southerly Right of Way line of E. Colfax Ave., and through said Lot 1, Block 1, the following two courses and distances:

1. S00°01'44"E, parallel to the easterly Right of Way line of Quebec St., a distance of 13.34 feet;

1 2. S89°59'14"W, parallel to said southerly Right of Way line of E. Colfax Ave., a distance of  
2 13.74 feet to a point on said easterly Right of Way line of Quebec St.;

3  
4 Thence, N00°01'44"W, along said easterly Right of Way line of Quebec St., a distance of 5.00 feet;

5  
6 Thence, N46°17'52"E, departing said easterly Right of Way line of Quebec St., and through said  
7 Lot 1, Block 1, a distance of 12.08 feet to said Point of Beginning.

8  
9 Said parcel of land contains 147 sq. ft. or 0.003 ac. more or less.

10  
11 Basis of Bearings:

12  
13 Bearings are based on a line between the northwest corner of Section 4, monumented by a found  
14 3.25" aluminum cap with 2.25" pipe marked "COLO DEPT OF TRANSPORTATION T3S 32|33|5|4  
15 T4S 1995 PLS NO 11434" in Range Box and the northeast corner of said Section 4 monumented  
16 by a found 2.5" aluminum cap with No. 6 rebar marked "T3S R67W S33|S34|S4|S3 T4S 2002 LS  
17 33202" in Range Box, Township 4 South, Range 67 West, of the 6th Principal Meridian, City and  
18 County of Denver, State of Colorado. Said line bears N89°59'14"E.

19  
20  
21 **PARCEL NUMBER: TE-13**  
22 **4565 E. COLFAX AVE., DENVER, CO.**

23  
24 **LEGAL DESCRIPTION**

25  
26 A parcel of land being a portion of Lot 2, Block 4, Hartman's Addition to Denver, also described in  
27 Reception No. 2021088267, recorded on 05/06/2021, Clerk & Recorder's Office of the City and  
28 County of Denver, State of Colorado, also located in the Southeast Quarter of the Southwest  
29 Quarter of Section 31, Township 3 South, Range 67 West of the 6<sup>th</sup> Principal Meridian, City and  
30 County of Denver, State of Colorado. Said parcel of land being more particularly described as  
31 follows:

32  
33 Commencing at the northwest corner of Section 4, Township 4 South, Range 67 West of the 6<sup>th</sup>  
34 Principal Meridian whence the northeast corner of said Section 4, bears N89°59'14"E;

35  
36 Thence, N89°42'22"W, a distance of 8,573.00 feet to the southeast corner of said parcel of land  
37 described in Reception No. 2021088267, also being the southeast corner of said Lot 2, also being  
38 a point on the northerly Right of Way line of E. Colfax Ave., also being a point on the westerly  
39 Right of Way line of N. Cherry St., also the Point of Beginning;

40  
41 Thence, S89°57'47"W, along the southerly line of said parcel of land described in Reception No.  
42 2021088267, also along the southerly line of Lot 2, also along said northerly Right of Way line of E.  
43 Colfax Ave., a distance of 208.20 feet to the southwest corner of said Lot 2, also the southwest  
44 corner of said parcel of land described in Reception No. 2021088267;

45  
46 Thence, N00°13'03"E, departing said southerly line of that parcel of land described in Reception  
47 No. 2021088267, also departing said southerly line of Lot 2, also departing said northerly Right of  
48 Way line of E. Colfax Ave., and along the westerly line of said parcel of land described in  
49 Reception No. 2021088267, also along the westerly line of said Lot 2, a distance of 5.00 feet;

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Thence, departing said westerly line of that parcel of land described in Reception No. 2021088267, also departing said westerly line of Lot 2, and through said parcel of land described in Reception No. 2021088267, also through said Lot 2, the following three (3) courses and distances:

- 1. N89°57'47"E, parallel to said northerly Right of Way line of E. Colfax Ave., a distance of 203.20 feet;
- 2. N00°13'03"E, parallel to said westerly Right of Way line of N. Cherry St, a distance of 16.46 feet;
- 3. N89°57'47"E, parallel to said northerly Right of Way line of E. Colfax Ave., a distance of 5.00 feet to the easterly line of said parcel of land described in Reception No. 2021088267, also the easterly line of said Lot 2, also being a point on said westerly Right of Way line of N. Cherry St.;

Thence, S00°13'03"W, along said easterly line of that parcel of land described in Reception No. 2021088267, also along said easterly line of Lot 2, also along said westerly line of N. Cherry St., a distance of 21.46 feet to said Point of Beginning.

Said parcel of land contains 1,123 sq. ft. or 0.026 ac. more or less.

**Basis of Bearings:**

Bearings are based on a line between the northwest corner of Section 4, monumented by a found 3.25" aluminum cap with 2.25" pipe marked "COLO DEPT OF TRANSPORTATION T3S 32|33|5|4 T4S 1995 PLS NO 11434" in Range Box and the northeast corner of said Section 4 monumented by a found 2.5" aluminum cap with No. 6 rebar marked "T3S R67W S33|S34|S4|S3 T4S 2002 LS 33202" in Range Box, Township 4 South, Range 67 West, of the 6th/ Principal Meridian, City and County of Denver, State of Colorado. Said line bears N89°59'14"E.

**PARCEL NUMBER: TE-14  
5001 E. COLFAX AVE., DENVER, CO.**

**LEGAL DESCRIPTION**

A parcel of land being a portion of Lot 23, Block 3, Colfax Heights South, also described in Reception No. 2021055600, recorded on 03/25/2021, Clerk & Recorder's Office of the City and County of Denver, State of Colorado, also located in the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 South, Range 67 West of the 6<sup>th</sup> Principal Meridian, City and County of Denver, State of Colorado. Said parcel of land being more particularly described as follows:

Commencing at the northwest corner of Section 4, Township 4 South, Range 67 West of the 6<sup>th</sup> Principal Meridian whence the northeast corner of said Section 4, bears N89°59'14"E;

Thence, N89°39'08"W, a distance of 7,384.65 feet to the southwest corner of said Lot 23, Block 3, also being a point on the northerly Right of Way line of E. Colfax Ave., also being a point on the easterly Right of Way line of N. Elm St., also being the Point of Beginning;

Thence, N00°02'30"W, along the westerly line of said Lot 23, Block 3, also along said easterly

1 Right of Way line of N. Elm St., a distance of 25.00 feet to the northwest corner of said Lot 23,  
2 Block 3;  
3  
4 Thence, N89°57'07"E, departing said easterly Right of Way line of N. Elm St., along the northerly  
5 line of said Lot 23, Block 3, parallel to said northerly Right of Way line of E. Colfax Ave., a distance  
6 of 1.29 feet;  
7  
8 Thence, departing said northerly line of said Lot 23, Block 3, through said parcel of land described  
9 in Reception No. 2021055600, also through said Lot 23, Block 3, the following four (4) courses and  
10 distances:  
11  
12 1. S00°02'30"E, parallel to said easterly Right of Way line of N. Elm St., a distance of 14.81  
13 feet;  
14 2. N89°57'07"E, parallel to said northerly Right of Way line of E. Colfax Ave., a distance of  
15 13.90 feet;  
16 3. S00°02'30"E, parallel to said easterly Right of Way line of N. Elm St., a distance of 9.47  
17 feet;  
18 4. S45°50'34"E, a distance of 1.04 feet to a point on the southerly line of said Lot 23, Block 3,  
19 also being a point on said northerly Right of Way line of E. Colfax Ave.;  
20  
21 Thence, S89°57'07"W, along said southerly line of Lot 23, Block 3, also along said northerly Right  
22 of Way line of E. Colfax Ave., a distance of 15.94 feet to said Point of Beginning.  
23

24 Said parcel of land contains 174 sq. ft. or 0.004 ac. more or less.

25  
26 Basis of Bearings:

27  
28 Bearings are based on a line between the northwest corner of Section 4, monumented by a found  
29 3.25" aluminum cap with 2.25" pipe marked "COLO DEPT OF TRANSPORTATION T3S 32|33|5|4  
30 T4S 1995 PLS NO 11434" in Range Box and the northeast corner of said Section 4 monumented  
31 by a found 2.5" aluminum cap with No. 6 rebar marked "T3S R67W S33|S34|S4|S3 T4S 2002 LS  
32 33202" in Range Box, Township 4 South, Range 67 West, of the 6th/ Principal Meridian, City and  
33 County of Denver, State of Colorado. Said line bears N89°59'14"E.  
34  
35

36 **PARCEL NUMBER: TE-15**  
37 **5225 E. COLFAX AVE., DENVER, CO.**

38  
39 **LEGAL DESCRIPTION**  
40

41 A parcel of land being a portion of Lot 18, Block 37, Downington, also described in Reception No.  
42 2014112884, recorded on 09/17/2014, Clerk & Recorder's Office of the City and County of Denver,  
43 State of Colorado, also located in the Southeast Quarter of the Southeast Quarter of Section 31,  
44 Township 3 South, Range 67 West of the 6th Principal Meridian, City and County of Denver, State  
45 of Colorado. Said parcel of land being more particularly described as follows:  
46

47 Commencing at the northwest corner of Section 4, Township 4 South, Range 67 West of the 6<sup>th</sup>  
48 Principal Meridian whence the northeast corner of said Section 4, bears N89°59'14"E;  
49



1 Thence, N89°36'14"W, a distance of 6,582.47 feet to the southwest corner of said Lot 18, Block  
2 37, also being a point on the northerly Right of Way line of E. Colfax Ave., also the southwest  
3 corner of said parcel of land described in Reception No. 2014112884, also being a point on the  
4 easterly Right of Way line of N. Forest St., also being the Point of Beginning;

5  
6 Thence, N00°02'30"W, along the westerly line of said Lot 18, Block 37, also along the westerly line  
7 of said parcel of land described in Reception No. 2014112884, also along said easterly Right of  
8 Way line of N. Forest St., a distance of 12.15 feet;

9  
10 Thence, S48°02'41"E, departing said easterly line of Lot 18, Block 37, also departing said westerly  
11 line of that parcel of land described in Reception No. 2014112884, also departing said easterly  
12 Right of Way line of N. Forest St., and through said Lot 18, Block 37 and also through said parcel  
13 of land described in Reception No. 2014112884, a distance of 18.17 feet to a point on the  
14 southerly line of said Lot 18, Block 37, also a point on the southerly line of that parcel of land  
15 described in Reception No. 2014112884, also a point on said northerly Right of Way line of E.  
16 Colfax Ave.;

17  
18 Thence, S89°59'39"W, along said southerly line of that parcel of land described in Reception No.  
19 2014112884, also along the southerly line of Lot 18, Block 37, also along the northerly Right of  
20 Way line of E. Colfax Ave., a distance of 13.50 feet to said Point of Beginning.

21  
22 Said parcel of land contains 82 sq. ft. or 0.002 ac. more or less.

23  
24 Basis of Bearings:

25  
26 Bearings are based on a line between the northwest corner of Section 4, monumented by a found  
27 3.25" aluminum cap with 2.25" pipe marked "COLO DEPT OF TRANSPORTATION T3S 32|33|5|4  
28 T4S 1995 PLS NO 11434" in Range Box and the northeast corner of said Section 4 monumented  
29 by a found 2.5" aluminum cap with No. 6 rebar marked "T3S R67W S33|S34|S4|S3 T4S 2002 LS  
30 33202" in Range Box, Township 4 South, Range 67 West, of the 6th/ Principal Meridian, City and  
31 County of Denver, State of Colorado. Said line bears N89°59'14"E.

32  
33  
34 **PARCEL NUMBER: TE-16**  
35 **5225 E. COLFAX AVE. DENVER, CO.**

36  
37 **LEGAL DESCRIPTION**

38  
39 A parcel of land being a portion of Lots 25, 26 and 27, Block 37, Downingtown, also described in  
40 Reception No. 2014112884, recorded on 09/17/2014, Clerk & Recorder's Office of the City and  
41 County of Denver, State of Colorado, also located in the Southeast Quarter of the Southeast  
42 Quarter of Section 31, Township 3 South, Range 67 West of the 6<sup>th</sup> Principal Meridian, City and  
43 County of Denver, State of Colorado. Said parcel of land being more particularly described as  
44 follows:

45  
46 Commencing at the northwest corner of Section 4, Township 4 South, Range 67 West of the 6<sup>th</sup>  
47 Principal Meridian whence the northeast corner of said Section 4, bears N89°59'14"E;

48  
49 Thence, N89°35'15"W, a distance of 6,322.48 feet to the southeast corner of said Lot 27, Block 37,

1 and the Point of Beginning;  
2  
3 Thence, S89°59'39"W, along the northerly Right of Way line of E. Colfax Ave., a distance of 62.00  
4 feet;

5  
6 Thence, departing said northerly Right of Way line of E. Colfax Ave., and through said Lots 25, 26  
7 and 27, Block 37, the following two courses and distances:

- 8  
9 1. N00°02'30"W, parallel with the westerly Right of Way line of N. Glencoe St., a distance of  
10 9.00 feet;  
11 2. N89°59'39"E, parallel with said northerly Right of Way line of E. Colfax Ave., a distance of  
12 62.00 feet to a point on said westerly Right of Way line of N. Glencoe St.;

13  
14 Thence, S00°02'30"E, along said westerly Right of Way line of N. Glencoe St., a distance of 9.00  
15 feet to said Point of Beginning.

16  
17 Said parcel of land contains 558 sq. ft. or 0.013 ac. more or less.

18  
19 Basis of Bearings:

20  
21 Bearings are based on a line between the northwest corner of Section 4, monumented by a found  
22 3.25" aluminum cap with 2.25" pipe marked "COLO DEPT OF TRANSPORTATION T3S 32|33|5|4  
23 T4S 1995 PLS NO 11434" in Range Box and the northeast corner of said Section 4 monumented  
24 by a found 2.5" aluminum cap with No. 6 rebar marked "T3S R67W S33|S34|S4|S3 T4S 2002 LS  
25 33202" in Range Box, Township 4 South, Range 67 West, of the 6th/ Principal Meridian, City and  
26 County of Denver, State of Colorado. Said line bears N89°59'14"E.

27  
28 **Section 2.** That the Council finds and determines that property interests in these properties  
29 are needed and required for the following public uses and public purposes: East Colfax Avenue Bus  
30 Rapid Transit (BRT) that will facilitate the installation of a center-running bus rapid transit from  
31 Yosemite St. to Broadway. The project is located in multiple Council Districts (including Districts 5,  
32 8, 9, and 10) and will require negotiated purchase or condemnation of all or any portion of any  
33 property as needed, this includes easement interests, access rights, and improvements.

34 **Section 3.** That Council authorizes the Mayor, including his duly authorized representatives,  
35 in accordance with applicable federal, state, and City laws and rules and regulations adopted  
36 pursuant thereto, to acquire the needed property interests, including, but not limited to, fee title,  
37 permanent easements, temporary easements, fixtures, licenses, permits, improvements (including  
38 without limitation, general outdoor advertising devices, buildings, and access points) and any other  
39 rights, interests, and appurtenances thereto. Such authority includes the taking of all actions  
40 necessary to do so without further action by City Council, including but not limited to: conducting  
41 negotiations, executing all related agreements, making all necessary payments, taking any and all  
42 actions required by law before instituting condemnation proceedings, allowing the temporary use of

1 City-owned land and conveying all or a portion of any City-owned land, including remnants, by  
2 quitclaim deed, permanent or temporary easements, leases, licenses and permits.

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

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

19 **Section 6.** That the Council authorizes the City to use the power of eminent domain to act  
20 as the local authority to repurpose existing City right-of-way with improvements to prioritize the  
21 movement of people for safety and economic benefits.

22 **Section 7.** That the City Council hereby finds and determines that the East Colfax Avenue  
23 Bus Rapid Transit (BRT) from Yosemite St. to Broadway Project is necessary for the health, safety,  
24 and welfare of the public.

1 COMMITTEE APPROVAL DATE: February 25, 2025 by Consent  
2 MAYOR-COUNCIL DATE: March 4, 2025  
3 PASSED BY THE COUNCIL: 03/17/2025  
4 *Amanda P. Sandora* - PRESIDENT  
5 APPROVED: *Michael C. Johnston* - MAYOR 03/19/2025  
Michael C. Johnston (Mar 19, 2025 10:37 MDT)  
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: Gabrielle Corica, Assistant City Attorney DATE: March 6, 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 Katie J. McLoughlin, Interim City Attorney  
17  
18 BY: *Anshul Bagga*, Assistant City Attorney DATE: Mar 5, 2025