

1  
2 **BY AUTHORITY**

3 RESOLUTION NO. CR22-1146  
4 SERIES OF 2022

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

5 **A RESOLUTION**

6 **Laying out, opening and establishing as part of the City street system parcels of**  
7 **land as 1) Public Alley, bounded by Wynkoop Street, 36th Street, North Brighton**  
8 **Boulevard, and 35th Street, and 2) Public Alley, bounded by North Brighton**  
9 **Boulevard, 35th Street, Wynkoop Street, and 36th Street.**

10 **WHEREAS**, the Executive Director of the Department of Transportation and Infrastructure of  
11 the City and County of Denver has found and determined that the public use, convenience and  
12 necessity require the laying out, opening and establishing as public alleys designated as part of the  
13 system of thoroughfares of the municipality those portions of real property hereinafter more  
14 particularly described, and, subject to approval by resolution has laid out, opened and established  
15 the same as public alleys;

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

17 **Section 1.** That the action of the Executive Director of the Department of Transportation  
18 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of  
19 the municipality the following described portion of real property situate, lying and being in the City  
20 and County of Denver, State of Colorado, to wit:

21 **PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000103-001:**

22 **LAND DESCRIPTION - ALLEY PARCEL #1:**

23 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND  
24 COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF MARCH, 2022, AT RECEPTION  
25 NUMBER 2022029885 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S  
26 OFFICE, STATE OF COLORADO, THEREIN AS:

27  
28 A PORTION OF LOTS 20, AND 21, BLOCK 6, FIRST ADDITION TO IRONTON, LYING WITHIN  
29 THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF  
30 THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO,  
31 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

32  
33 BEGINNING AT THE EASTERLY MOST CORNER OF SAID LOT 20, SAID POINT ALSO BEING  
34 A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WYNKOOP STREET, AN 80-  
35 FOOT WIDE PUBLIC RIGHT-OF-WAY;  
36 THENCE ALONG SAID RIGHT-OF-WAY LINE AND THE SOUTHEASTERLY LINE OF SAID LOT  
37 20, SOUTH 44°34'37" WEST, A DISTANCE OF 20.00 FEET;

1 THENCE ALONG A LINE 10-FEET NORTHERLY OF AND PARALLEL WITH THE  
2 SOUTHWESTERLY LINE OF SAID LOT 20, NORTH 45°26'19" WEST, A DISTANCE OF 125.09  
3 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 20 AND SAME BEING THE  
4 SOUTHEASTERLY LINE OF A 20-FOOT PUBLIC ALLEY;  
5 THENCE ALONG SAID LINES, NORTH 44°35'06" EAST, A DISTANCE OF 36.00 FEET;  
6 THENCE DEPARTING SAID LINES, SOUTH 06°46'10" EAST, A DISTANCE OF 25.61 FEET TO  
7 A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 20;  
8 THENCE ALONG SAID NORTHEASTERLY LINE, SOUTH 45°26'19" EAST, A DISTANCE OF  
9 105.09 FEET TO THE POINT OF BEGINNING.

10  
11 SAID PARCEL CONTAINS 2,662 SQUARE FEET OF 0.061 ACRE OF LAND

12  
13 THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS BASED ON THE 15.75' RANGE  
14 LINE IN 35TH STREET BETWEEN BRIGHTON BOULEVARD AND WYNKOOP STREET AS  
15 MONUMENTED AT THE NORTHWEST END BY A 2-1/2" ALUMINUM CAP IN RANGE BOX  
16 STAMPED "LS 29425" AND AT THE SOUTHEAST END BY A YELLOW PLASTIC CAP MARKED  
17 "LS 16845". SAID LINE BEARS SOUTH 45°26'37" EAST.

18 be and the same is hereby approved and said real property is hereby laid out and established and  
19 declared laid out, opened and established as a public alley.

20 **Section 2.** That the real property described in Section 1 hereof shall henceforth be a public  
21 alley.

22 **Section 3.** That the action of the Executive Director of the Department of Transportation  
23 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of  
24 the municipality the following described portion of real property situate, lying and being in the City  
25 and County of Denver, State of Colorado, to wit:

26 **PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000103-002:**

27 **LAND DESCRIPTION - ALLEY PARCEL #2:**  
28 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND  
29 COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF MARCH, 2022, AT RECEPTION  
30 NUMBER 2022029885 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S  
31 OFFICE, STATE OF COLORADO, THEREIN AS:

32  
33 A PORTION OF LOT 13, BLOCK 6, FIRST ADDITION TO IRONTON, LYING WITHIN THE  
34 SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE  
35 SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO,  
36 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

37  
38 BEGINNING AT THE EASTERLY CORNER OF SAID LOT 13;  
39 THENCE ALONG THE SOUTHEASTERLY LINE OF LOT 13, SAME BEING THE  
40 NORTHWESTERLY LINE OF A 20-FOOT PUBLIC ALLEY, SOUTH 44°35'06" WEST, A  
41 DISTANCE OF 20.00 FEET;  
42 THENCE DEPARTING SAID LINES, ALONG A LINE 5-FEET NORTHERLY OF AND PARALLEL  
43 WITH THE SOUTHWESTERLY LINE OF SAID LOT 13, NORTH 45°26'19" WEST, A DISTANCE  
44 OF 4.00 FEET;

1 THENCE ALONG A LINE 4-FEET NORTHERLY AND PARALLEL WITH THE SOUTHEASTERLY  
2 LINE OF SAID LOT 13, NORTH 44°35'06" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON  
3 THE NORTHEASTERLY LINE OF SAID LOT 13;  
4 THENCE ALONG SAID LINE, SOUTH 45°26'19" EAST, A DISTANCE OF 4.00 FEET TO THE  
5 POINT OF BEGINNING.

6  
7 SAID PARCEL CONTAINS 80 SQUARE FEET OF 0.001 ACRE OF LAND.

8  
9 THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS BASED ON THE 15.75' RANGE  
10 LINE IN 35TH STREET BETWEEN BRIGHTON BOULEVARD AND WYNKOOP STREET AS  
11 MONUMENTED AT THE NORTHWEST END BY A 2-1/2" ALUMINUM CAP IN RANGE BOX  
12 STAMPED "LS 29425" AND AT THE SOUTHEAST END BY A YELLOW PLASTIC CAP MARKED  
13 "LS 16845". SAID LINE BEARS SOUTH 45°26'37" EAST.  
14

15 be and the same is hereby approved and said real property is hereby laid out and established and  
16 declared laid out, opened and established as a public alley.

17 **Section 4.** That the real property described in Section 3 hereof shall henceforth be a  
18 public alley.

19 COMMITTEE APPROVAL DATE: September 20, 2022 by Consent

20 MAYOR-COUNCIL DATE: September 27, 2022 by Consent

21 PASSED BY THE COUNCIL: \_\_\_\_\_  
22 \_\_\_\_\_ - PRESIDENT

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

26 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: September 29, 2022

27 Pursuant to section 13-9, D.R.M.C., this proposed resolution has been reviewed by the Office of the  
28 City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
29 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to  
30 § 3.2.6 of the Charter.

31  
32 Kristin M. Bronson, Denver City Attorney

33  
34 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_