

**BY AUTHORITY**

1  
2 RESOLUTION NO. CR26-0214  
3 SERIES OF 2026

COMMITTEE OF REFERENCE:  
Transportation and Infrastructure

**A RESOLUTION**

5 **Laying out, opening and establishing as part of the City street system parcels of**  
6 **land as: 1) West 38th Avenue, located at the intersection of West 38th Avenue**  
7 **and North Zenobia Street; and 2) Public Alley, bounded by West 38th Avenue,**  
8 **North Zenobia Street, West 39th Avenue, and North Sheridan Boulevard.**

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

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

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

20 **PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000115-001:**

21 LEGAL DESCRIPTION – STREET PARCEL # 1

22 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY  
23 OF DENVER, RECORDED ON THE 19TH DAY OF SEPTEMBER, 2018, AT RECEPTION NUMBER  
24 2018119016 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER’S OFFICE,  
25 STATE OF COLORADO, THEREIN AS:

26 A PORTION OF LOTS 26, 27 AND 28, BLOCK 1, BERKELEY, A SUBDIVISION OF A PART OF  
27 THE SOUTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 68 WEST  
28 OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO  
29 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

30 BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 28, BLOCK 1, BERKELEY, ALSO  
31 BEING A POINT ON THE NORTH RIGHT-OF-WAY OF WEST 38TH AVENUE AND A POINT ON  
32 THE WEST RIGHT-OF-WAY OF ZENOBIA STREET; THENCE

1 S 89°33'59" W ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 55.46 FEET; THENCE N  
2 00°13'39" W, A DISTANCE OF 11.00 FEET; THENCE N 89°33'59" E PARALLEL WITH THE SAID  
3 NORTH RIGHT-OF-WAY, A DISTANCE OF 55.46 FEET TO A POINT ON SAID WEST RIGHT-OF-  
4 WAY; THENCE S 00°01'14" W ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 11.00  
5 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF  
6 COLORADO.

7 CONTAINING 609.8 SQUARE FEET MORE OR LESS

8 be and the same is hereby approved and said real property is hereby laid out and established and  
9 declared laid out, opened and established as West 38th Avenue.

10 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known  
11 as West 38th Avenue.

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

16 **PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000115-002:**

17 LEGAL DESCRIPTION – ALLEY PARCEL # 2

18 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY  
19 OF DENVER, RECORDED ON THE 19TH DAY OF SEPTEMBER, 2018, AT RECEPTION NUMBER  
20 2018119016 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,  
21 STATE OF COLORADO, THEREIN AS:

22 A PORTION OF LOTS 26, 27 AND 28, BLOCK 1, BERKELEY, A SUBDIVISION OF A PART OF  
23 THE SOUTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 68 WEST  
24 OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO  
25 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

26 COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 28, BLOCK 1, BERKELEY, ALSO  
27 BEING A POINT ON THE WEST RIGHT-OF-WAY OF ZENOBIA STREET; THENCE S 00°01'14"  
28 W ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 10.00 FEET TO THE POINT OF  
29 BEGINNING; THENCE S 00°01'14" W CONTINUING ALONG SAID WEST RIGHT-OF-WAY, A  
30 DISTANCE OF 2.00 FEET; THENCE S 89°58'00" W, A DISTANCE OF 55.96 FEET; THENCE N  
31 00°13'39" W, A DISTANCE OF 0.90 FEET; THENCE N 68°26'32" E, A DISTANCE OF 2.98 FEET;

1 THENCE N 89°58'00" E, A DISTANCE OF 53.24 FEET TO THE POINT OF BEGINNING, CITY AND  
2 COUNTY OF DENVER, STATE OF COLORADO.  
3 CONTAINING 110.4 SQUARE FEET MORE OR LESS.  
4 BASIS OF BEARINGS: BETWEEN THE FOUND CUT CROSS AT A 4.0' OFFSET TO THE  
5 SOUTHEAST CORNER OF LOT 28, BLOCK 1, BERKELEY AND THE FOUND CUT CROSS AT A  
6 14.75' BY 4.0' OFFSET TO THE SOUTHEAST CORNER OF LOT 25, BLOCK 12, BERKELEY.  
7 ASSUMED BEARING: N 00°00'00" E

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

10 **Section 4.** That the real property described in Section 3 hereof shall henceforth be known  
11 as a public alley.

12 **REMAINDER OF PAGE INTENTIONALLY BLANK**

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14 COMMITTEE APPROVAL DATE: March 4, 2026 by Consent  
15 MAYOR-COUNCIL DATE: March 10, 2026

16 PASSED BY THE COUNCIL: \_\_\_\_\_


17 \_\_\_\_\_ - PRESIDENT

18 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
19 EX-OFFICIO CLERK OF THE  
20 CITY AND COUNTY OF DENVER

21 PREPARED BY: Bradley A. Beck, Assistant City Attorney DATE: March 12, 2026

22 Pursuant to section 13-9, D.R.M.C., this proposed resolution has been reviewed by the Office of the  
23 City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
24 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to  
25 § 3.2.6 of the Charter.  
26

27 Miko Ando Brown, Denver City Attorney

28 BY:  \_\_\_\_\_, Assistant City Attorney  
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DATE: 3/11/2026 | 1:58 PM MDT