

1 **BY AUTHORITY**

2 RESOLUTION NO. CR24-0105
3 SERIES OF 2024

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Laying out, opening and establishing as part of the City street system parcels of**
6 **land as: 1) South Pecos Street, located at the intersection of South Pecos Street**
7 **and West Alameda Avenue; 2) Public Alley, bounded by West Alameda Avenue,**
8 **South Pecos Street, West Nevada Place, and South Navajo Street; 3) Public**
9 **Alley, bounded by West Nevada Place, South Pecos Street, West Alameda**
10 **Avenue, and South Navajo Street; and 4) West Nevada Place, located near the**
11 **intersection of West Nevada Place and South Pecos Street.**

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

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

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

23 **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000112-001:**

24 **LAND DESCRIPTION – STREET PARCEL NO. 1**

25 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY
26 OF DENVER, RECORDED ON THE 27TH DAY OF APRIL, 2023, AT RECEPTION NUMBER
27 2023038434 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
28 STATE OF COLORADO, DESCRIBED AS FOLLOWS:

29
30 THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE LINE BETWEEN THE RANGE
31 POINT AT THE INTERSECTION OF WEST NEVADA PLACE AND SOUTH PECOS STREET,
32 MONUMENTED BY A #6 REBAR WITHOUT A CAP AND THE RANGE POINT AT THE
33 INTERSECTION OF WEST NEVADA PLACE AND SOUTH NAVAJO STREET, MONUMENTED
34 BY A 3-1/2" ALUMINUM CAP MARKED "LS 37929" AS BEARING NORTH 89°45'45" EAST
35 (670.13'), AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

36
37 **PARCEL 1**

1 A PARCEL OF LAND BEING A PORTION OF LOT 24, BLOCK 21, VALVERDE, SITUATED IN
2 THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF
3 THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE
4 PARTICULARLY DESCRIBED AS FOLLOWS:

5
6 **COMMENCING** AT A #6 REBAR MONUMENTING THE RANGE POINT AT THE INTERSECTION
7 OF WEST NEVADA PLACE AND SOUTH PECOS STREET;

8
9 THENCE N13°11'43"E A DISTANCE OF 165.59 FEET TO THE SOUTHWEST CORNER OF SAID
10 LOT 24 AND THE **POINT OF BEGINNING**;

11
12 THENCE N00°47'01"W, ALONG THE WEST LINE OF SAID LOT 24, A DISTANCE OF 125.06
13 FEET TO NORTHWEST CORNER OF SAID LOT 24;

14
15 THENCE N89°46'20"E, ALONG THE NORTH LINE OF SAID LOT 24, A DISTANCE OF 2.00
16 FEET;

17
18 THENCE S00°47'01"E, ALONG A LINE BEING 2.00 FEET EAST OF AND PARALLEL WITH THE
19 WEST LINE OF SAID LOT 24, A DISTANCE OF 125.06 FEET TO A POINT ON THE SOUTH
20 LINE OF SAID LOT 24;

21
22 THENCE S89°46'02" W, ALONG THE SOUTH LINE OF SAID LOT 24, DISTANCE OF 2.00 FEET
23 TO THE SOUTHWEST CORNER OF SAID LOT 24 AND THE **POINT OF BEGINNING**.

24
25 CONTAINING AN AREA OF 250 SQUARE FEET OR 0.006 ACRES, MORE OR LESS
26 be and the same is hereby approved and said real property is hereby laid out and established and
27 declared laid out, opened and established as South Pecos Street.

28 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known
29 as South Pecos Street.

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

34 **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000112-002:**

35 **LAND DESCRIPTION – ALLEY PARCEL NO. 2**

36
37 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY
38 OF DENVER, RECORDED ON THE 27TH DAY OF APRIL, 2023, AT RECEPTION NUMBER
39 2023038434 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
40 STATE OF COLORADO, DESCRIBED AS FOLLOWS:

41
42 THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE LINE BETWEEN THE RANGE
43 POINT AT THE INTERSECTION OF WEST NEVADA PLACE AND SOUTH PECOS STREET,

1 MONUMENTED BY A #6 REBAR WITHOUT A CAP AND THE RANGE POINT AT THE
2 INTERSECTION OF WEST NEVADA PLACE AND SOUTH NAVAJO STREET, MONUMENTED
3 BY A 3-1/2" ALUMINUM CAP MARKED "LS 37929" AS BEARING NORTH 89°45'45" EAST
4 (670.13'), AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

5
6 PARCEL 2

7 A PARCEL OF LAND BEING A PORTION OF LOTS 17 THROUGH 24, BLOCK 21, VALVERDE,
8 SITUATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE
9 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING
10 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

11
12 **COMMENCING** AT A #6 REBAR MONUMENTING THE RANGE POINT AT THE INTERSECTION
13 OF WEST NEVADA PLACE AND SOUTH PECOS STREET;
14 THENCE N13°11'43"E A DISTANCE OF 165.59 FEET TO THE SOUTHWEST CORNER OF SAID
15 LOT 24;

16
17 THENCE N89°46'02" E, ALONG THE SOUTH LINE OF SAID LOT 24, DISTANCE OF 2.00 FEET
18 TO THE **POINT OF BEGINNING**;

19
20 THENCE N00°47'01"W, ALONG A LINE BEING 2.00 FEET EAST OF AND PARALLEL WITH THE
21 WEST LINE OF SAID LOT 24, A DISTANCE OF 2.00 FEET;

22
23 THENCE N89°46'02"E, ALONG A LINE BEING 2.00 FEET NORTH OF AND PARALLEL WITH
24 THE SOUTH LINE OF SAID LOTS 17 THROUGH 24, A DISTANCE OF 188.61 FEET;

25
26 THENCE S00°13'40"E, A DISTANCE OF 2.00 FEET TO A POINT ON SAID SOUTH LINE OF
27 SAID LOTS 17 THROUGH 24;

28
29 THENCE S89°46'02"W, ALONG SAID SOUTH LINE, A DISTANCE OF 188.59 FEET TO THE
30 **POINT OF BEGINNING**.

31
32 CONTAINING AN AREA OF 377 SQUARE FEET OR 0.009 ACRES, MORE OR LESS
33 be and the same is hereby approved and said real property is hereby laid out and established and
34 declared laid out, opened and established as a public alley.

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

37 **Section 5.** That the action of the Executive Director of the Department of Transportation
38 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of
39 the municipality the following described portion of real property situate, lying and being in the City
40 and County of Denver, State of Colorado, to wit:

41 **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000112-003:**

42 LAND DESCRIPTION – ALLEY PARCEL NO. 3

1 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY
2 OF DENVER, RECORDED ON THE 27TH DAY OF APRIL, 2023, AT RECEPTION NUMBER
3 2023038434 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
4 STATE OF COLORADO, DESCRIBED AS FOLLOWS:
5

6 THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE LINE BETWEEN THE RANGE
7 POINT AT THE INTERSECTION OF WEST NEVADA PLACE AND SOUTH PECOS STREET,
8 MONUMENTED BY A #6 REBAR WITHOUT A CAP AND THE RANGE POINT AT THE
9 INTERSECTION OF WEST NEVADA PLACE AND SOUTH NAVAJO STREET, MONUMENTED
10 BY A 3-1/2" ALUMINUM CAP MARKED "LS 37929" AS BEARING NORTH 89°45'45" EAST
11 (670.13'), AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.
12

13 PARCEL 3
14

15 A PARCEL OF LAND BEING A PORTION OF LOTS 28 THROUGH 39, BLOCK 21, VALVERDE,
16 SITUATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE
17 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING
18 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
19

20 **COMMENCING** AT A #6 REBAR MONUMENTING THE RANGE POINT AT THE INTERSECTION
21 OF WEST NEVADA PLACE AND SOUTH PECOS STREET;
22

23 THENCE N39°02'42"E A DISTANCE OF 187.40 FEET TO THE NORTHWEST CORNER OF SAID
24 LOT 28 AND THE **POINT OF BEGINNING**;
25

26 THENCE N89°46'02"E, ALONG THE NORTH LINE OF SAID LOTS 28 THROUGH 39, A
27 DISTANCE OF 300.12 FEET TO THE NORTHEAST CORNER OF SAID LOT 39;
28

29 THENCE S00°45'25"E, ALONG THE EAST LINE OF SAID LOT 39, A DISTANCE OF 2.00 FEET;
30

31 THENCE S89°46'02"W, ALONG A LINE BEING 2.00 FEET SOUTH OF AND PARALLEL WITH
32 THE NORTH LINE OF SAID LOTS 28 THROUGH 39, A DISTANCE OF 300.12 FEET TO A
33 POINT ON THE WEST LINE OF SAID LOT 28;
34

35 THENCE N00°46'40"W, ALONG THE WEST LINE OF SAID LOT 28, A DISTANCE OF 2.00 FEET
36 TO THE **POINT OF BEGINNING**.
37

38 CONTAINING AN AREA OF 600 SQUARE FEET OR 0.014 ACRES, MORE OR LESS

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

41 **Section 6.** That the real property described in Section 5 hereof shall henceforth be a public
42 alley.

43 **Section 7.** That the action of the Executive Director of the Department of Transportation
44 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of

1 the municipality the following described portion of real property situate, lying and being in the City
2 and County of Denver, State of Colorado, to wit:

3 **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000112-004:**

4 **LAND DESCRIPTION – STREET PARCEL NO. 4**

5
6 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY
7 OF DENVER, RECORDED ON THE 27TH DAY OF APRIL, 2023, AT RECEPTION NUMBER
8 2023038434 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
9 STATE OF COLORADO, DESCRIBED AS FOLLOWS:

10
11 **PARCEL 4**

12
13 THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE LINE BETWEEN THE RANGE
14 POINT AT THE INTERSECTION OF WEST NEVADA PLACE AND SOUTH PECOS STREET,
15 MONUMENTED BY A #6 REBAR WITHOUT A CAP AND THE RANGE POINT AT THE
16 INTERSECTION OF WEST NEVADA PLACE AND SOUTH NAVAJO STREET, MONUMENTED
17 BY A 3-1/2" ALUMINUM CAP MARKED "LS 37929" AS BEARING NORTH 89°45'45" EAST
18 (670.13'), AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

19
20 A PARCEL OF LAND BEING A PORTION OF LOTS 28 THROUGH 39, BLOCK 21, VALVERDE,
21 SITUATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE
22 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING
23 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

24
25 **COMMENCING** AT A #6 REBAR MONUMENTING THE RANGE POINT AT THE INTERSECTION
26 OF WEST NEVADA PLACE AND SOUTH PECOS STREET;

27
28 THENCE N80°17'13"E A DISTANCE OF 121.49 FEET TO THE SOUTHWEST CORNER OF SAID
29 LOT 28 AND THE **POINT OF BEGINNING**;

30
31 THENCE N00°46'40"W, ALONG THE WEST LINE OF SAID LOT 28, A DISTANCE OF 2.00 FEET;

32
33 THENCE N89°45'45"E, ALONG A LINE BEING 2.00 FEET NORTH OF AND PARALLEL WITH
34 THE SOUTH LINE OF SAID LOTS 28 THROUGH 39, A DISTANCE OF 300.07 FEET TO A
35 POINT ON THE EAST LINE OF SAID LOT 39;

36
37 THENCE S00°45'25"E, ALONG THE EAST LINE OF SAID LOT 39, A DISTANCE OF 2.00 FEET
38 TO THE SOUTHEAST CORNER OF LOT 39;

39
40 THENCE S89°45'45"W, ALONG THE SOUTH LINE OF LOTS 28 THROUGH 39, A DISTANCE OF
41 300.07 FEET TO THE **POINT OF BEGINNING**.

42
43 CONTAINING AN AREA OF 600 SQUARE FEET OR 0.014 ACRES, MORE OR LESS

44 be and the same is hereby approved and said real property is hereby laid out and established and
45 declared laid out, opened and established as West Nevada Place.

1 **Section 8.** That the real property described in Section 7 hereof shall henceforth be known
2 as West Nevada Place.

3
4 COMMITTEE APPROVAL DATE: January 30, 2024 by Consent

5 MAYOR-COUNCIL DATE: February 6, 2024

6 PASSED BY THE COUNCIL: _____
7 _____ - PRESIDENT

8 ATTEST: _____ - CLERK AND RECORDER,
9 EX-OFFICIO CLERK OF THE
10 CITY AND COUNTY OF DENVER

11 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: February 8, 2024

12 Pursuant to section 13-9, D.R.M.C., this proposed resolution has been reviewed by the Office of the
13 City Attorney. We find no irregularity as to form and have no legal objection to the proposed
14 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to
15 § 3.2.6 of the Charter.

16
17 Kerry Tipper, Denver City Attorney

18 BY: Anshul Bagga, Assistant City Attorney DATE: Feb 7, 2024
19