

1 **BY AUTHORITY**

2 RESOLUTION NO. CR20-1156  
3 SERIES OF 2020

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Laying out, opening and establishing as part of the City street system a parcel**  
6 **of land as West 42nd Avenue located near the intersection of West 42nd Avenue**  
7 **and North Fox Street; and, a parcel of land as West 48<sup>th</sup> Avenue located near the**  
8 **intersection of West 48<sup>th</sup> Avenue and North Fox Street.**

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 designated as part of the  
12 system of thoroughfares of the municipality those portions of real property hereinafter more  
13 particularly described, and, subject to approval by resolution has laid out, opened and established  
14 the same as public streets;

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. 2020-DEDICATION-0000084-001:**

21 **LAND DESCRIPTION – STREET PARCEL #1:**

22 A PARCEL OF LAND CALLED “EXHIBIT A” IN A QUITCLAIM DEED RECORDED JUNE 2, 2020  
23 AT RECEPTION NUMBER 2020074108 IN THE OFFICE OF THE CLERK AND RECORDER OF  
24 THE CITY AND COUNTY OF DENVER, SAID PARCEL BEING LOCATED IN THE  
25 SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE  
26 SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, MORE  
27 PARTICULARLY DESCRIBED AS FOLLOWS:

28  
29 COMMENCING AT THE 2-FOOT BY 20-FOOT DENVER RANGE POINT AT WEST 42<sup>ND</sup>  
30 AVENUE AND GALAPAGO STREET (A FOUND NO. 6 REBAR WITH A 2-1/2” ALUMINUM CAP  
31 IN RANGE BOX STAMPED “DENVER RANGE POINT PLS 24942 JACOBS 2011”) WHENCE  
32 THE WEST QUARTER CORNER OF SAID SECTION 22 (A FOUND 3-1/2” ALUMINUM CAP  
33 STAMPED “T3S R68W ¼ 21 22 PLS 17669 1986”) BEARS N20°27’13”W, A DISTANCE OF  
34 873.15 FEET, AND WHENCE THE 20-FOOT BY 20-FOOT DENVER RANGE POINT AT WEST  
35 42<sup>ND</sup> AVENUE AND FOX STREET (A FOUND 1” DRAG TOOTH) BEARS S89°53’02”E, A  
36 DISTANCE OF 287.75 FEET ALONG THE 20-FOOT RANGE LINE (BASIS OF BEARING –  
37 ASSUMED);

1 THENCE S52°50'20"W, A DISTANCE OF 99.06 FEET TO THE EASTERLY LINE OF SAID  
2 PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2013013224, AND THE POINT OF  
3 BEGINNING;  
4  
5 THENCE N89°53'02"W, A DISTANCE OF 12.00 FEET;  
6 THENCE N00°17'45"E, COINCIDENT WITH A LINE 12 FEET WESTERLY OF AND PARALLEL  
7 WITH SAID EASTERLY LINE, A DISTANCE OF 80.00 FEET TO THE NORTHERLY LINE OF  
8 SAID PARCEL OF LAND DESCRIBED AT RECEPTION NO.  
9 2013013224;  
10 THENCE S89°53'02"E, COINCIDENT WITH SAID NORTHERLY LINE, A DISTANCE OF 2.16  
11 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED AT  
12 RECEPTION NO. 2010150224;  
13 THENCE N76°59'21"E, NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE,  
14 COINCIDENT WITH SAID NORTHWESTERLY LINE, A DISTANCE OF 28.82 FEET TO THE  
15 WESTERLY LINE OF GALAPAGO STREET RIGHT-OF-WAY AS VACATED BY ORDINANCE  
16 357-1970, AT BOOK 217, PAGE 587, AUGUST 28, 1970 IN THE CITY AND COUNTY OF  
17 DENVER CLERK AND RECORDER'S OFFICE;  
18 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, COINCIDENT WITH SAID  
19 WESTERLY LINE, HAVING A CENTRAL ANGLE OF 12°04'13", A RADIUS OF 50.00 FEET, A  
20 CHORD BEARING OF S51°40'24"W A DISTANCE OF 10.51 FEET, AND AN ARC DISTANCE  
21 OF 10.53 FEET TO THE SOUTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED AT  
22 RECEPTION NO. 2010150224;  
23 THENCE N89°53'02"W, NON-TANGENT WITH THE LAST DESCRIBED CURVE,  
24 COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 9.99 FEET TO SAID  
25 EASTERLY LINE;  
26 THENCE S00°17'45"W, COINCIDENT WITH SAID EASTERLY LINE, A DISTANCE OF  
27 80.00 FEET TO THE POINT OF BEGINNING.  
28  
29 CONTAINING 1,023 SQUARE FEET (0.023 ACRES), MORE OR LESS

30 be and the same is hereby approved and said real property is hereby laid out and established and  
31 declared laid out, opened and established as West 42nd Avenue.

32 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known  
33 as West 42nd Avenue.

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

38 **PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-000084-002:**  
39 **LAND DESCRIPTION – STREET PARCEL #2:**  
40 A PARCEL OF LAND CALLED "EXHIBIT B" IN A QUITCLAIM DEED RECORDED JUNE 2, 2020  
41 AT RECEPTION NUMBER 2020074108 IN THE OFFICE OF THE CLERK AND RECORDER OF  
42 THE CITY AND COUNTY OF DENVER, SAID PARCEL BEING LOCATED IN THE SOUTHWEST  
43 QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH

1 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, MORE  
2 PARTICULARLY DESCRIBED AS FOLLOWS:

3  
4 COMMENCING AT THE 10-FOOT DENVER RANGE POINT AT WEST 48<sup>TH</sup> AVENUE AND THE  
5 BURLINGTON NORTHERN RAILWAY RIGHT-OF-WAY (A 1.5" IRON ROD); WHENCE THE 10-  
6 FOOT BY 20-FOOT DENVER RANGE POINT AT WEST 48<sup>TH</sup> AVENUE AND FOX STREET (A  
7 FOUND ROCK CAP) BEARS S89°54'01"E A DISTANCE OF 789.98 FEET (BASIS OF BEARING  
8 – ASSUMED). SAID RANGE POINTS ESTABLISHED BY THE PLAT OF BURLINGTON  
9 INDUSTRIAL PARK NO. 1 RECORDED NOVEMBER 13, 1967 IN BOOK 26 AT PAGES 6 AND  
10 7 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE;  
11 THENCE N87°18'15"E A DISTANCE OF 205.03 FEET TO THE NORTHERLY LINE OF THE  
12 48<sup>TH</sup> AVENUE RIGHT-OF-WAY AND TO THE POINT OF BEGINNING;

13  
14 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF  
15 92°36'40", A RADIUS OF 58.00 FEET, A CHORD BEARING OF N87°32'37"E A DISTANCE OF  
16 83.87 FEET, AND AN ARC DISTANCE OF 93.75 FEET;  
17 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, TANGENT WITH THE LAST  
18 DESCRIBED CURVE, HAVING A CENTRAL ANGLE OF 16°00'02", A RADIUS OF 23.00 FEET,  
19 A CHORD BEARING OF S54°09'04"E A DISTANCE OF 6.40 FEET, AND AN ARC DISTANCE  
20 OF 6.42 FEET;  
21 THENCE N89°54'01"W, COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY LINE,  
22 NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 88.98 FEET TO  
23 THE POINT OF BEGINNING.

24  
25 CONTAINING 1,204 SQUARE FEET (0.028 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 West 48th Avenue.

28 **Section 4.** That the real property described in Section 3 hereof shall henceforth be known  
29 as West 48th Avenue.

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1 COMMITTEE APPROVAL DATE: October 27, 2020 by Consent

2 MAYOR-COUNCIL DATE: November 3, 2020

3 PASSED BY THE COUNCIL: \_\_\_\_\_ November 9, 2020

4 *Steve Gilmore* - PRESIDENT

5 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
6 EX-OFFICIO CLERK OF THE  
7 CITY AND COUNTY OF DENVER

8 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: November 5, 2020

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

13  
14 Kristin M. Bronson, Denver City Attorney

15 BY: *Kristin M. Bronson*, Assistant City Attorney DATE: Nov 4, 2020  
16