

1 **BY AUTHORITY**

2 RESOLUTION NO. CR23-1998
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) East 45th Avenue, located at the intersection of East 45th Avenue and**
7 **North Leaf Court; and 2) North Leaf Court, located at the intersection of North**
8 **Leaf Court and East 45th Avenue.**

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. 2021-DEDICATION-0000136-001:**

21 **LAND DESCRIPTION - STREET PARCEL NO. 1**

22 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND
23 COUNTY OF DENVER, RECORDED ON THE 22TH DAY OF APRIL, 2022, AT RECEPTION
24 NUMBER 2022054911 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S
25 OFFICE, STATE OF COLORADO, THEREIN AS:

26 A PORTION OF LOT 1 OF BLOCK 17 OF GARDEN PLACE, LYING WITHIN THE NORTHEAST
27 QUARTER (NE 1/4) OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH
28 PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE
29 PARTICULARLY DESCRIBED AS FOLLOWS:

30 COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4),
31 FROM WHENCE THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4)
32 BEARS NORTH 89°55'35" EAST A DISTANCE OF 2642.25 FEET, WITH ALL BEARINGS
33 HEREIN RELATED THERETO;

1 THENCE SOUTH 00°58'23" EAST, 1953.73 FEET TO THE SOUTHWEST CORNER OF SAID
2 LOT 1, AND BEING THE POINT OF BEGINNING;
3 THENCE NORTH 00°13'48" WEST, ALONG THE WEST LINE OF SAID LOT 1, 6.00 FEET TO A
4 POINT 6.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1, WHEN MEASURED AT
5 RIGHT ANGLES;
6 THENCE DEPARTING SAID WEST LINE, PARALLEL WITH SAID SOUTH LINE, NORTH
7 89°45'02" EAST, 125.05 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1;
8 THENCE SOUTH 00°13'48" EAST, ALONG THE EAST LINE OF SAID LOT 1, 6.00 FEET TO THE
9 SOUTHEAST CORNER OF SAID LOT 1, BLOCK 17 OF GARDEN PLACE;
10 THENCE SOUTH 89°45'02" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, 125.05 FEET TO
11 THE SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.
12 CONTAINING 750 SQUARE FEET OR 0.017 ACRES OF LAND, MORE OR LESS.

13 BASIS OF BEARINGS:

14 NORTH 89°55'35" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST
15 QUARTER (NE 1/4) OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH
16 PRINCIPAL MERIDIAN, AS DEFINED AND MEASURED BETWEEN A FOUND 3-1/4" DIAMETER
17 ALUMINUM CAP IN RANGE BOX, PLS 38432 AT THE NORTHWEST CORNER OF SAID
18 NORTHEAST QUARTER (NE 1/4) AND A FOUND 3-1/4" DIAMETER ALUMINUM CAP IN
19 RANGE BOX, PLS 16401 AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER
20 (NE 1/4)

21 be and the same is hereby approved and said real property is hereby laid out and established and
22 declared laid out, opened and established as East 45th Avenue.

23 **Section 2.** That the real property described in Section 1 hereof shall henceforth be East
24 45th Avenue.

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

29 **PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000136-002:**

30 **LAND DESCRIPTION - STREET PARCEL NO. 2**

31 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND
32 COUNTY OF DENVER, RECORDED ON THE 22TH DAY OF APRIL, 2022, AT RECEPTION
33 NUMBER 2022054911 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S
34 OFFICE, STATE OF COLORADO, THEREIN AS:

35 A PORTION OF LOT 1 THROUGH 6 INCLUSNE OF BLOCK 17 OF GARDEN PLACE, LYING
36 WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22, TOWNSHIP 3 SOUTH,

1 RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER,
2 STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
3 COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4),
4 FROM WHENCE THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4)
5 BEARS NORTH 89°55'35" EAST A DISTANCE OF 2642.25 FEET, WITH ALL BEARINGS
6 HEREIN RELATED THERETO;
7 THENCE SOUTH 04°59'41" EAST, 1809.78 FEET TO THE NORTHEAST CORNER OF SAID
8 LOT 6, SAID POINT ALSO BEING ON THE SOUTH LINE OF E. 46TH AVENUE, AND BEING
9 THE POINT OF BEGINNING;
10 THENCE ALONG THE EAST LINE OF SAID BLOCK 17, SOUTH 00°13'48" EAST, 144.00 FEET
11 TO A POINT 6.00' FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 17, WHEN
12 MEASURED AT RIGHT ANGLES;
13 THENCE LEAVING SAID EAST LINE, PARALLEL WITH SAID SOUTH LINE OF SAID BLOCK 17,
14 SOUTH 89°45'02" WEST, 3.00 FEET TO A POINT;
15 THENCE PARALLEL WITH SAID EAST LINE OF SAID BLOCK 17, NORTH 00°13'48" WEST,
16 141.89 FEET TO A POINT ON THE SOUTH LINE OF E. 46TH AVENUE;
17 THENCE ALONG SAID SOUTH LINE, NORTH 54°37'24" EAST, 3.67 FEET TO THE POINT OF
18 BEGINNING.

19 CONTAINING 429 SQUARE FEET OR 0.010 ACRES OF LAND, MORE OR LESS.

20 BASIS OF BEARINGS:

21 NORTH 89°55'35" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST
22 QUARTER (NE 1/4) OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH
23 PRINCIPAL MERIDIAN, AS DEFINED AND MEASURED BETWEEN A FOUND 3-1/4" DIAMETER
24 ALUMINUM CAP IN RANGE BOX, PLS 38432 AT THE NORTHWEST CORNER OF SAID
25 NORTHEAST QUARTER (NE 1/4) AND A FOUND 3-1/4" DIAMETER ALUMINUM CAP IN
26 RANGE BOX, PLS 16401 AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER
27 (NE 1/4)

28 be and the same is hereby approved and said real property is hereby laid out and established and
29 declared laid out, opened and established as North Leaf Court.

30 **Section 4.** That the real property described in Section 3 hereof shall henceforth be North
31 Leaf Court.

32 **[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

1 COMMITTEE APPROVAL DATE: January 2, 2024 by Consent

2 MAYOR-COUNCIL DATE: January 9, 2024 by Consent

3 PASSED BY THE COUNCIL: _____

4 _____ - 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: January 11, 2024

9 Pursuant to section 13-9, D.R.M.C., this proposed resolution has been reviewed by the Office of the
10 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 Kerry Tipper, Denver City Attorney

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16 BY: Anshul Bagga, Assistant City Attorney DATE: Jan 11, 2024