

1 BY AUTHORITY

2 RESOLUTION NO. CR12-0017  
3 SERIES OF 2012

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 A RESOLUTION

5 **Laying out, opening and establishing as part of the city street system a certain**  
6 **parcel of land as Front View Crescent and a certain parcel of land as a**  
7 **North/South alley in Block 2, River Front in the Town of Highlands.**  
8

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

15 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY OF**  
16 **DENVER:**  
17

18 **Section 1.** The parcel of land described as:

19 **PARCEL DESCRIPTION ROW (DES PARCEL NO. 20050751-001)**

20 A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 32, TOWNSHIP  
21 3 SOUTH, RANGE 68 WEST OF THE 6TH  
22 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO,  
23 BEING A PART OF BLOCK 3, RIVER FRONT  
24 IN THE TOWN OF HIGHLANDS, BEING MORE PARTICULARLY DESCRIBED AS  
25 FOLLOWS:  
26

27 COMMENCING AT THE RANGE POINT AT THE INTERSECTION OF BRYANT  
28 STREET AND FRONT VIEW CRESCENT;  
29 THENCE N79°05'17"E A DISTANCE OF 48.89 FEET TO THE NORTHERLY RIGHT-  
30 OF-WAY LINE OF FRONT VIEW CRESCENT  
31 AS SHOWN ON SAID RIVER FRONT IN THE TOWN OF HIGHLANDS, SAID POINT  
32 BEING THE POINT OF BEGINNING;  
33 THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING  
34 FOUR (4) COURSES:

- 35 1. N77°29'38"W A DISTANCE OF 3.50 FEET;  
36 2. THENCE N76°44'18"W A DISTANCE OF 100.08 FEET;  
37 3. THENCE N76°45'50"W, TANGENT WITH THE FOLLOWING DESCRIBED  
38 CURVE, A DISTANCE OF 332.76 FEET;  
39 4. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL  
40 ANGLE OF 36°52'12", A RADIUS OF  
41 20.00 FEET, A CHORD BEARING N58°19'44"W A DISTANCE OF 12.65 FEET AND  
42 AN ARC LENGTH OF 12.87 FEET;  
43 THENCE NON-TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE, ALONG  
44 A LINE 4.00 FEET NORTHERLY OF AND  
45 PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF FRONT VIEW  
46 CRESCENT THE FOLLOWING THREE (3)  
47 COURSES:  
48 1. S76°45'50"E A DISTANCE OF 344.76 FEET;

1 2. THENCE S76°44'18"E A DISTANCE OF 100.06 FEET;  
2 3. THENCE S77°29'38"E A DISTANCE OF 2.58 FEET;  
3 THENCE S00°01'38"W A DISTANCE OF 4.10 FEET TO THE POINT OF BEGINNING;  
4  
5 SAID PARCEL CONTAINS 1,776 SQUARE FEET MORE OR LESS.  
6

7 be and the same is hereby approved and said real property is hereby laid out and established and  
8 declared laid out, opened and established as part of Front View Crescent.  
9

10 **Section 2.** The parcel of land described as:

11 **PARCEL DESCRIPTION ROW (DES PARCEL NO. 20050751-002)**

12 A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 32, TOWNSHIP  
13 3 SOUTH, RANGE 68 WEST OF THE 6TH  
14 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF  
15 COLORADO, BEING A PART OF BLOCK 2, RIVER FRONT  
16 IN THE TOWN OF HIGHLANDS, BEING MORE PARTICULARLY DESCRIBED AS  
17 FOLLOWS:  
18

19 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32;  
20 THENCE S27°54'56"W A DISTANCE OF 1,526.88 FEET TO THE NORTHWEST  
21 CORNER OF SAID BLOCK 2, RIVER FRONT IN  
22 THE TOWN OF HIGHLANDS, SAID POINT BEING THE POINT OF BEGINNING;  
23 THENCE S89°59'45"E ALONG THE NORTHERLY LINE OF SAID BLOCK 2, A  
24 DISTANCE OF 10.00 FEET;  
25 THENCE S00°01'29"E ALONG A LINE 10.00 FEET EASTERLY OF AND  
26 PARALLEL WITH THE WESTERLY LINE OF SAID  
27 BLOCK 2, A DISTANCE OF 241.04 FEET;  
28 THENCE N80°02'20"W ALONG A LINE 12.40 FEET NORTHERLY OF AND  
29 PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY  
30 LINE OF RIVER DRIVE AS SHOWN ON SAID RIVER FRONT IN THE TOWN OF  
31 HIGHLANDS, A DISTANCE OF 29.42 FEET;  
32 THENCE N52°29'21"E A DISTANCE OF 23.91 FEET TO THE 30.00 FOOT RANGE  
33 LINE ALONG SAID RIVER DRIVE;  
34 THENCE N00°01'29"W ALONG SAID WESTERLY LINE OF BLOCK 2 EXTENDED,  
35 A DISTANCE OF 221.39 FEET TO THE POINT  
36 OF BEGINNING;  
37

38 SAID PARCEL CONTAINS 2,571 SQUARE FEET MORE OR LESS.  
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40 be and the same is hereby approved and said real property is hereby laid out and established and  
41 declared laid out, opened and established as part of the North/South alley in Block 2, River Front  
42 in the Town of Highlands.

43 **Section 3.** That the real property described in Section 1 hereof shall henceforth be part of Front  
44 View Crescent and the real property described in Section 2 hereof shall henceforth be part of the  
45 North/South alley in Block 2, River Front in the Town of Highlands.  
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47  
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1 COMMITTEE APPROVAL DATE: January 5, 2012 [by consent]

2 MAYOR-COUNCIL DATE: January 10, 2012

3 PASSED BY THE COUNCIL: \_\_\_\_\_, 2012

4 \_\_\_\_\_ - PRESIDENT

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

8 PREPARED BY: KAREN A. AVILES, Assistant City Attorney DATE: January 12, 2012

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 Douglas J. Friednash, Denver City Attorney

14 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2012