

1 **BY AUTHORITY**

2 RESOLUTION NO. CR24-1160  
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 a parcel**  
6 **of land as South Ulster Street, located near the intersection of South Ulster**  
7 **Street and East Technology Way.**

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

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

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

19 **PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000002-001:**

20 **LAND DESCRIPTION - STREET PARCEL**

21 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND  
22 COUNTY OF DENVER, RECORDED ON THE 6TH DAY OF APRIL, 2022, AT RECEPTION  
23 NUMBER 2022045881 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S  
24 OFFICE, STATE OF COLORADO, THEREIN AS:

25  
26 A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP  
27 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF  
28 DENVER, STATE OF COLORADO, AND BEING A PORTION OF PARCELS 1 & 2 AS  
29 RECORDED IN THE CITY AND COUNTY CLERK AND RECORDER'S OFFICE AT BOOK 1672  
30 AT PAGES 312-314, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

31  
32 **BEGINNING** AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF S. ULSTER  
33 STREET, BEING AN ILLEGIBLE NAIL AND WASHER, WHENCE THE NORTHWESTERLY  
34 CORNER OF SUBJECT PROPERTY, AS MONUMENTED BY AN ILLEGIBLE 1-1/2" ALUMINUM  
35 CAP, BEARS N 35°41'20" E, A DISTANCE OF 249.17 FEET, USING THE CITY AND COUNTY  
36 OF DENVER CONTROL COORDINATES, FORMING THE BASIS OF BEARINGS USED IN THIS  
37 DESCRIPTION;  
38

1 THENCE N35°41'20"E, A DISTANCE OF 10.01 FEET TO A POINT OF CURVATURE;  
2  
3 THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF  
4 02°59'46", A RADIUS OF 680.00 FEET, AN ARC LENGTH OF 35.56 FEET, AND A LONG  
5 CHORD BEARING AND DISTANCE OF S 57°45'35" E, 35.56 FEET;  
6  
7 THENCE S 30°44'32" W, A DISTANCE OF 2.00 FEET TO A POINT OF CURVATURE;  
8  
9 THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF  
10 01°58'35", A RADIUS OF 682.00 FEET, AN ARC LENGTH OF 23.52 FEET, AND A LONG  
11 CHORD BEARING AND DISTANCE OF S 60°14'45" E, 23.52 FEET;  
12  
13 THENCE S 61°14'03" E, A DISTANCE OF 240.00 FEET;  
14  
15 THENCE S 28°45'58" W, A DISTANCE OF 8.00 FEET TO A POINT ON THE NORTHERLY  
16 RIGHT-OF-WAY LINE OF S. ULSTER STREET;  
17  
18 THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2)  
19 COURSES:  
20 1. N 61°14'03" W, A DISTANCE OF 240.00 FEET TO A POINT OF CURVATURE;  
21 2. ALONG A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF  
22 05°00'03", A RADIUS OF 690.00 FEET, AN ARC LENGTH OF 60.22 FEET, AND A LONG  
23 CHORD BEARING AND DISTANCE OF N 58°44'01" W, 60.20 FEET TO THE **POINT OF**  
24 **BEGINNING** WHENCE A #8 REBAR DENVER RANGE POINT AT THE INTERSECTION  
25 OF SAID S. ULSTER STREET AND TECHNOLOGY WAY, A PRIVATE STREET, BEARS S  
26 01°36'26" E, A DISTANCE OF 118.95 FEET.

27  
28 CONTAINING AN AREA OF 2,470 SQUARE FEET OR 0.057 ACRES, MORE OR LESS  
29 be and the same is hereby approved and said real property is hereby laid out and established and  
30 declared laid out, opened and established as South Ulster Street.

31 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known  
32 as South Ulster Street.

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

1 COMMITTEE APPROVAL DATE: September 10, 2024 by Consent

2 MAYOR-COUNCIL DATE: September 17, 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: September 19, 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

15  
16 BY: *Anshul Bagga*, Assistant City Attorney DATE: Sep 19, 2024