

1 **BY AUTHORITY**

2 RESOLUTION NO. CR23-1480  
3 SERIES OF 2023

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) West 12th Avenue, located near the intersection of West 12th Avenue**  
7 **and North Meade Street; 2) North Meade Street, located at the intersection of**  
8 **North Meade Street and West 12th Avenue; 3) West 12th Avenue, located at the**  
9 **intersection of West 12th Avenue and North Meade Street; 4) West 12th Avenue,**  
10 **located near the intersection of West 12th Avenue and North Meade Street; and**  
11 **5) West 12th Avenue, located at the intersection of West 12th Avenue and North**  
12 **Newton Street.**

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

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

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

24 **PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000062-001:**

25 LAND DESCRIPTION - STREET PARCEL #1:

26 PARCEL 1 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND  
27 COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF AUGUST, 2023, AT RECEPTION  
28 NUMBER 2023071525 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S  
29 OFFICE, STATE OF COLORADO, THEREIN AS:

30  
31 A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN THE DEED  
32 RECORDED ON MAY 23, 2022 AT RECEPTION NUMBER 2022068733, ALSO BEING A  
33 PORTION OF LOTS 1 THROUGH 7, BLOCK 16, WEST VILLA PARK, AND SITUATED IN THE  
34 NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH  
35 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING  
36 MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
37

1 COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6 BEING A FOUND 3.25"  
2 ALUMINUM CAP "PLS 20699" FROM WHENCE THE NORTHEAST CORNER OF THE  
3 SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6 BEING A FOUND 3.25"  
4 ALUMINUM CAP "PLS 34986" BEARS NORTH 00°28'11" WEST, A DISTANCE OF 1319.17 FEET  
5 WITH ALL BEARINGS HEREIN RELATIVE THERETO;  
6 THENCE NORTH 16°29'20" WEST A DISTANCE OF 629.63 FEET TO A POINT ON THE EAST  
7 LINE OF LOT 2 AND THE POINT OF BEGINNING;  
8 THENCE SOUTH 38°24'14" WEST A DISTANCE OF 167.46 FEET;  
9 THENCE NORTH 31°33'32" EAST A DISTANCE OF 8.15 FEET;  
10 THENCE NORTH 34°51'10" EAST A DISTANCE OF 31.80 FEET;  
11 THENCE NORTH 37°09'34" EAST A DISTANCE OF 25.75 FEET;  
12 THENCE NORTH 38°49'03" EAST A DISTANCE OF 47.71 FEET;  
13 THENCE NORTH 37°54'41" EAST A DISTANCE OF 40.09 FEET;  
14 THENCE NORTH 43°16'29" EAST A DISTANCE OF 16.80 FEET TO THE EAST LINE OF SAID  
15 LOT 1;  
16 THENCE SOUTH 00°19'54" WEST ALONG THE EAST LINES OF SAID LOTS 1 AND 2 A  
17 DISTANCE OF 3.36 FEET TO THE TRUE POINT OF BEGINNING.

18  
19 CONTAINING: 485 SQUARE FEET, 0.011 ACRES OF LAND, MORE OR LESS

20 be and the same is hereby approved and said real property is hereby laid out and established and  
21 declared laid out, opened and established as West 12th Avenue.

22 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known  
23 as West 12th Avenue.

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

28 **PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000062-002:**

29 **LAND DESCRIPTION - STREET PARCEL #2:**

30 PARCEL 2 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND  
31 COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF AUGUST, 2023, AT RECEPTION  
32 NUMBER 2023071525 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S  
33 OFFICE, STATE OF COLORADO, THEREIN AS:

34  
35 A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN THE DEED  
36 RECORDED ON MAY 23, 2022 AT RECEPTION NUMBER 2022068733, ALSO BEING A  
37 PORTION OF LOTS 8 AND 9, BLOCK 16, WEST VILLA PARK, AND SITUATED IN THE  
38 NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH  
39 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING  
40 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

41  
42 COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6 BEING A FOUND 3.25"  
43 ALUMINUM CAP "PLS 20699" FROM WHENCE THE NORTHEAST CORNER OF THE

1 SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6 BEING A FOUND 3.25"  
2 ALUMINUM CAP "PLS 34986" BEARS NORTH 00°28'11" WEST, A DISTANCE OF 1319.17 FEET  
3 WITH ALL BEARINGS HEREIN RELATIVE THERETO;  
4 THENCE NORTH 35°16'34" WEST A DISTANCE OF 527.62 FEET TO A POINT ON THE WEST  
5 LINE OF LOT 9 AND THE POINT OF BEGINNING;  
6 THENCE NORTH 00°19'54" EAST ALONG THE WEST LINES OF SAID LOTS 8 AND 9 A  
7 DISTANCE OF 1.72 FEET;  
8 THENCE NORTH 24°06'43" EAST A DISTANCE OF 5.90 FEET;  
9 THENCE 7.50 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF  
10 128.00 FEET, A DELTA OF 03°21'29", AND A CHORD WHICH BEARS SOUTH 18°48'29" WEST  
11 A DISTANCE OF 7.50 FEET TO THE TRUE POINT OF BEGINNING.

12  
13 CONTAINING: 1.77 SQUARE FEET, MORE OR LESS

14 be and the same is hereby approved and said real property is hereby laid out and established and  
15 declared laid out, opened and established as North Meade Street.

16 **Section 4.** That the real property described in Section 3 hereof shall henceforth be known  
17 as North Meade Street.

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

22 **PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000062-003:**

23 **LAND DESCRIPTION - STREET PARCEL #3:**

24 PARCEL 3 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND  
25 COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF AUGUST, 2023, AT RECEPTION  
26 NUMBER 2023071525 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S  
27 OFFICE, STATE OF COLORADO, THEREIN AS:

28  
29 A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN THE DEED  
30 RECORDED ON MAY 23, 2022 AT RECEPTION NUMBER 2022068733, ALSO BEING A  
31 PORTION OF LOT 42, BLOCK 15, WEST VILLA PARK, AND SITUATED IN THE NORTHEAST  
32 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL  
33 MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE  
34 PARTICULARLY DESCRIBED AS FOLLOWS:

35  
36 COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6 BEING A FOUND 3.25"  
37 ALUMINUM CAP "PLS 20699" FROM WHENCE THE NORTHEAST CORNER OF THE  
38 SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6 BEING A FOUND 3.25"  
39 ALUMINUM CAP "PLS 34986" BEARS NORTH 00°28'11" WEST, A DISTANCE OF 1319.17 FEET  
40 WITH ALL BEARINGS HEREIN RELATIVE THERETO;  
41 THENCE NORTH 38°43'48" WEST A DISTANCE OF 609.30 FEET TO THE POINT OF  
42 BEGINNING;

1 THENCE 32.90 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF  
2 376.50 FEET, A DELTA OF 05°00'22", AND A CHORD WHICH BEARS SOUTH 80°45'23" WEST  
3 A DISTANCE OF 32.88 FEET;  
4 THENCE NORTH 75°04'20" EAST A DISTANCE OF 32.73 FEET;  
5 THENCE SOUTH 14°50'01" EAST A DISTANCE OF 3.26 FEET TO THE TRUE POINT OF  
6 BEGINNING.

7  
8 CONTAINING: 45.4 SQUARE FEET, 0.001 ACRES OF LAND, MORE OR LESS  
9 be and the same is hereby approved and said real property is hereby laid out and established and  
10 declared laid out, opened and established as West 12th Avenue.

11 **Section 6.** That the real property described in Section 5 hereof shall henceforth be known  
12 as West 12th Avenue.

13 **Section 7.** That the action of the Executive Director of the Department of Transportation  
14 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of  
15 the municipality the following described portion of real property situate, lying and being in the City  
16 and County of Denver, State of Colorado, to wit:

17 **PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000062-004:**

18 **LAND DESCRIPTION - STREET PARCEL #4:**  
19 PARCEL 4 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND  
20 COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF AUGUST, 2023, AT RECEPTION  
21 NUMBER 2023071525 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S  
22 OFFICE, STATE OF COLORADO, THEREIN AS:

23  
24 A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN THE DEED  
25 RECORDED ON MAY 23, 2022 AT RECEPTION NUMBER 2022068733, ALSO BEING A  
26 PORTION OF LOTS 41 AND 42, BLOCK 15, WEST VILLA PARK, AND SITUATED IN THE  
27 NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH  
28 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING  
29 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

30  
31 COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6 BEING A FOUND 3.25"  
32 ALUMINUM CAP "PLS 20699" FROM WHENCE THE NORTHEAST CORNER OF THE  
33 SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6 BEING A FOUND 3.25"  
34 ALUMINUM CAP "PLS 34986" BEARS NORTH 00°28'11" WEST, A DISTANCE OF 1319.17 FEET  
35 WITH ALL BEARINGS HEREIN RELATIVE THERETO;  
36 THENCE NORTH 48°07'50" WEST A DISTANCE OF 664.24 FEET TO A POINT ON THE WEST  
37 LINE OF LOT 41 AND THE POINT OF BEGINNING;  
38 THENCE NORTH 00°19'54" EAST ALONG THE WEST LINE OF SAID LOT 41 A DISTANCE OF  
39 3.43 FEET;  
40 THENCE 29.97 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF  
41 275.00 FEET, A DELTA OF 06°14'41", AND A CHORD WHICH BEARS NORTH 71°57'00" EAST  
42 A DISTANCE OF 29.96 FEET;

1 THENCE NORTH 75°04'20" EAST A DISTANCE OF 12.52 FEET;  
2 THENCE 43.63 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF  
3 376.50 FEET, A DELTA OF 06°38'25" AND A CHORD WHICH BEARS SOUTH 68°34'15" WEST  
4 A DISTANCE OF 43.61 FEET TO THE TRUE POINT OF BEGINNING.

5  
6 CONTAINING: 69 SQUARE FEET, 0.002 ACRES OF LAND, MORE OR LESS

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 West 12th Avenue.

9 **Section 8.** That the real property described in Section 7 hereof shall henceforth be known  
10 as West 12th Avenue.

11 **Section 9.** That the action of the Executive Director of the Department of Transportation  
12 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of  
13 the municipality the following described portion of real property situate, lying and being in the City  
14 and County of Denver, State of Colorado, to wit:

15 **PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000062-005:**

16 LAND DESCRIPTION - STREET PARCEL #5:  
17 PARCEL 5 OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND  
18 COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF AUGUST, 2023, AT RECEPTION  
19 NUMBER 2023071525 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S  
20 OFFICE, STATE OF COLORADO, THEREIN AS:

21  
22 A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN THE DEED  
23 RECORDED ON MAY 23, 2022 AT RECEPTION NUMBER 2022068733, ALSO BEING A  
24 PORTION OF LOTS 8 THROUGH 11, BLOCK 15, WEST VILLA PARK, AND SITUATED IN THE  
25 NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH  
26 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING  
27 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

28  
29 COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6 BEING A FOUND 3.25"  
30 ALUMINUM CAP "PLS 20699" FROM WHENCE THE NORTHEAST CORNER OF THE  
31 SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6 BEING A FOUND 3.25"  
32 ALUMINUM CAP "PLS 34986" BEARS NORTH 00°28'11" WEST, A DISTANCE OF 1319.17 FEET  
33 WITH ALL BEARINGS HEREIN RELATIVE THERETO;  
34 THENCE NORTH 49°27'20" WEST A DISTANCE OF 670.72 FEET TO A POINT ON THE EAST  
35 LINE OF LOT 8 AND THE POINT OF BEGINNING;  
36 THENCE 86.02 FEET ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF  
37 376.50 FEET, A DELTA OF 13°05'27", AND A CHORD WHICH BEARS SOUTH 56°09'27" WEST  
38 A DISTANCE OF 85.83 FEET;  
39 THENCE SOUTH 49°36'44" WEST A DISTANCE OF 46.05 FEET TO THE SOUTH LINE OF SAID  
40 LOT 11;  
41 THENCE NORTH 89°39'59" WEST ALONG THE SOUTH LINE OF SAID LOT 11 A DISTANCE  
42 OF 5.33 FEET;

1 THENCE 8.84 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF  
2 75.00 FEET, A DELTA OF 06°45'05", AND A CHORD WHICH BEARS NORTH 46°14'11" EAST A  
3 DISTANCE OF 8.83 FEET;  
4 THENCE NORTH 49°36'44" EAST A DISTANCE OF 54.56 FEET;  
5 THENCE 75.87 FEET ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 275.00  
6 FEET, A DELTA OF 15°48'25", AND A CHORD WHICH BEARS NORTH 57°30'56" EAST A  
7 DISTANCE OF 75.63 FEET TO A POINT ON THE EAST LINE OF LOT 8;  
8 THENCE SOUTH 00°19'54" WEST ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF  
9 4.47 FEET TO THE TRUE POINT OF BEGINNING.

10  
11 CONTAINING: 587 SQUARE FEET, 0.013 ACRES OF LAND, MORE OR LESS

12 be and the same is hereby approved and said real property is hereby laid out and established and  
13 declared laid out, opened and established as West 12th Avenue.

14 **Section 10.** That the real property described in Section 9 hereof shall henceforth be known  
15 as West 12th Avenue.

16 COMMITTEE APPROVAL DATE: October 17, 2023 by Consent

17 MAYOR-COUNCIL DATE: October 24, 2023

18 PASSED BY THE COUNCIL: \_\_\_\_\_

19 \_\_\_\_\_ - PRESIDENT

20 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
21 EX-OFFICIO CLERK OF THE  
22 CITY AND COUNTY OF DENVER

23 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: October 26, 2023

24 Pursuant to section 13-9, D.R.M.C., this proposed resolution has been reviewed by the Office of the  
25 City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
26 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to  
27 § 3.2.6 of the Charter.

28  
29 Kerry Tipper, Denver City Attorney

30  
31 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_