

1 **BY AUTHORITY**

2 RESOLUTION NO. CR25-0975

COMMITTEE OF REFERENCE:

3 SERIES OF 2025

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 Walnut Street, located at the intersection of 40th Street and Walnut**  
7 **Street.**

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 those portions 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 2023-DEDICATION-0000228-001:**

20 **LAND DESCRIPTION – STREET PARCEL:**

21 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY  
22 OF DENVER, RECORDED ON THE 3RD DAY OF JUNE, 2025, AT RECEPTION NUMBER  
23 2025050781 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,  
24 STATE OF COLORADO, DESCRIBED AS FOLLOWS:

25  
26 A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 23, TOWNSHIP 3 SOUTH,  
27 RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO,  
28 BEING A PORTION OF LOTS 5-16, BLOCK 28, RIVERSIDE ADDITION TO DENVER AND LOT 1,  
29 BLOCK 1, PROVIDENT PARK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

30  
31 CONSIDERING THE 20 FOOT RANGE LINE OF WALNUT STREET TO BEAR NORTH 44°33'47"  
32 EAST, A DISTANCE OF 428.68 FEET BETWEEN A FOUND 3 1/4" ALUMINUM CAP "LUCHETTI

1 SURVEYING PLS 36053" IN RANGE BOX AT WALNUT STREET AND 40TH STREET AND A  
2 FOUND 2 1/2" ALUMINUM CAP "PLS 38074" IN RANGE BOX AT WALNUT STREET AND 40TH  
3 AVENUE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

4  
5 BEGINNING AT THE WESTERNMOST CORNER OF LOT 16, BLOCK 28, RIVERSIDE ADDITION  
6 TO DENVER, ALSO BEING THE EASTERN INTERSECTION CORNER OF THE RIGHTS-OF-WAY  
7 OF WALNUT STREET AND 40TH STREET; THENCE NORTH 44°33'47" EAST, ALONG THE  
8 SOUTHEASTERLY RIGHT-OF-WAY LINE OF WALNUT STREET, A DISTANCE OF 391.35 FEET  
9 TO THE WESTERNMOST CORNER OF THE PARCEL OF LAND DESCRIBED AT REC. NO.  
10 2011141927; THENCE SOUTH 56°06'13" EAST ALONG THE SOUTHWESTERLY LINE OF SAID  
11 PARCEL OF LAND, A DISTANCE OF 6.82 FEET TO THE WEST RIGHT-OF-WAY LINE OF  
12 FRANKLIN STREET; THENCE SOUTH 00°13'19" EAST ALONG SAID RIGHT-OF-WAY LINE, A  
13 DISTANCE OF 7.15 FEET; THENCE SOUTH 89°34'39" WEST, A DISTANCE OF 7.87 FEET;  
14 THENCE SOUTH 52°19'39" WEST; A DISTANCE OF 38.32 FEET; THENCE SOUTH 44°33'47"  
15 WEST, A DISTANCE OF 343.98 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY  
16 LINE OF 40TH STREET; THENCE NORTH 46°12'19" WEST ALONG SAID RIGHT-OF-WAY LINE,  
17 A DISTANCE OF 1.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

18  
19 SAID PARCEL CONTAINING 573 SQUARE FEET OR 0.01 ACRES, 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 Walnut Street.

22 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known  
23 as Walnut Street.

24 **REMAINDER OF PAGE INTENTIONALLY BLANK**

1 COMMITTEE APPROVAL DATE: July 8, 2025 by Consent  
2 MAYOR-COUNCIL DATE: July 15, 2025  
3 PASSED BY THE COUNCIL: 07/21/2025  
4 *Amursh P. Sandora* - 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: July 17, 2025  
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 Katie J. McLoughlin, Interim City Attorney  
15  
16 BY: *Anshul Bagga*, Assistant City Attorney DATE: 07/17/2025