

BY AUTHORITY

RESOLUTION NO. CR25-0570

COMMITTEE OF REFERENCE:

SERIES OF 2025

South Platte River

A RESOLUTION

Laying out, opening and establishing as part of the City street system parcels of land as: 1) North Pearl Street, located near the intersection of North Pearl Street and East 50th Avenue; 2) North Washington Street, located at the intersection of North Washington Street and East 50th Avenue; and 3) East 50th Avenue, located at the intersection of East 50th Avenue and North Washington Street.

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

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

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

PARCEL DESCRIPTION 2024-DEDICATION-0000187-001:

LAND DESCRIPTION – STREET PARCEL #1:

A PORTION OF THE PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JANUARY, 2019, AT RECEPTION NUMBER 2019004682 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE WEST 12.00 FEET OF PLOT 9, W.H. CLARK'S SECOND SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SAID PARCEL CONTAINS 2,400 SQUARE FEET OR 0.06 ACRES, MORE OR LESS

1 be and the same is hereby approved and said real property is hereby laid out and established and
2 declared laid out, opened and established as North Pearl Street.

3 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known
4 as North Pearl Street.

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

9 **PARCEL DESCRIPTION 2024-DEDICATION-0000187-002:**

10 **LAND DESCRIPTION – STREET PARCEL #2:**

11 A PORTION OF THE PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE
12 CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JANUARY, 2019, AT
13 RECEPTION NUMBER 2019004682 IN THE CITY AND COUNTY OF DENVER CLERK AND
14 RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

15
16 A PARCEL OF LAND BEING A PORTION OF PLOTS 1 AND 2, W.H. CLARK'S SECOND
17 SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3
18 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
19 DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

20
21 COMMENCING AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTION 15 AND
22 SECTION 14;

23 THENCE SOUTH 74°11'53" WEST, A DISTANCE OF 109.26 FEET TO THE WEST CORNER OF
24 THAT PARCEL CONVEYED TO THE CITY AND COUNTY OF DENVER DESCRIBED IN THE
25 DEED RECORDED JANUARY 19, 1971 IN BOOK 273 AT PAGE 563, SAID POINT BEING A POINT
26 OF NON-TANGENT CURVATURE AND THE POINT OF BEGINNING;

27 THENCE ALONG THE WEST LINE OF SAID PARCEL AND THE ARC OF SAID CURVE TO THE
28 RIGHT AN ARC LENGTH OF 81.94 FEET, SAID CURVE HAVING A RADIUS OF 65.00 FEET, A
29 CENTRAL ANGLE OF 72°13'52", AND A CHORD WHICH BEARS SOUTH 35°43'14" EAST A
30 CHORD DISTANCE OF 76.62 FEET TO THE EAST LINE OF SAID PLOT 1;

31 THENCE SOUTH 00°14'38" WEST ALONG THE EAST LINE OF SAID PLOTS 1 AND 2, A
32 DISTANCE OF 210.70 FEET TO A POINT 72.69 FEET SOUTH OF THE SOUTHEAST CORNER
33 OF SAID PLOT 1 AND A POINT OF NON-TANGENT CURVATURE;

1 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 57.51 FEET,
2 SAID CURVE HAVING A RADIUS OF 512.00 FEET, A CENTRAL ANGLE OF 06°26'08", AND A
3 CHORD WHICH BEARS NORTH 05°30'22" WEST A CHORD DISTANCE OF 57.48 FEET TO A
4 POINT OF REVERSE CURVATURE;
5 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 91.83 FEET,
6 SAID CURVE HAVING A RADIUS OF 588.00 FEET, A CENTRAL ANGLE OF 08°56'54", AND A
7 CHORD WHICH BEARS NORTH 04°15'00" WEST A CHORD DISTANCE OF 91.74 FEET;
8 THENCE NORTH 00°13'27" EAST, A DISTANCE OF 75.86 FEET TO A POINT OF CURVATURE;
9 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 59.64 FEET,
10 SAID CURVE HAVING A RADIUS OF 49.50 FEET, A CENTRAL ANGLE OF 69°01'52", AND A
11 CHORD WHICH BEARS NORTH 34°17'29" WEST A CHORD DISTANCE OF 56.10 FEET;
12 THENCE NORTH 06°10'51" WEST, A DISTANCE OF 2.01 FEET TO THE POINT OF BEGINNING.

13
14 SAID PARCEL CONTAINS 2,430 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

15
16 BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST
17 QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 68
18 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE SOUTH
19 SIXTEENTH CORNER COMMON TO SAID SECTION 15 AND SECTION 14 BY A 2.5" ALUMINUM
20 CAP STAMPING ILLEGIBLE AND AT THE SOUTHEAST CORNER BY A 3.25" ALUMINUM CAP
21 STAMPED: LS 16401 AS BEARING SOUTH 00°14'38" WEST. SAID BEARING BEING A GRID
22 BEARING OF THE CITY AND COUNTY OF DENVER LOW DISTORTION PROJECTION
23 be and the same is hereby approved and said real property is hereby laid out and established and
24 declared laid out, opened and established as North Washington Street.

25 **Section 4.** That the real property described in Section 3 hereof shall henceforth be known
26 as North Washington Street.

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

31 **PARCEL DESCRIPTION 2024-DEDICATION-0000187-003:**
32 **LAND DESCRIPTION – STREET PARCEL #3:**

1 A PORTION OF THE PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE
2 CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JANUARY, 2019, AT
3 RECEPTION NUMBER 2019004682 IN THE CITY AND COUNTY OF DENVER CLERK AND
4 RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

5
6 A PARCEL OF LAND BEING A PORTION OF PLOTS 1 AND 10, W.H. CLARK'S SECOND
7 SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3
8 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
9 DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

10 COMMENCING AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTION 15 AND
11 SECTION 14;

12 THENCE SOUTH 84°59'52" WEST, A DISTANCE OF 329.30 FEET TO A POINT ON THE NORTH
13 LINE OF SAID PLOT 10 BEING 50.00 FEET WEST OF THE NORTHEAST CORNER OF SAID
14 PLOT 10 AND THE POINT OF BEGINNING;

15 THENCE SOUTH 89°43'59" EAST ALONG THE NORTH LINE OF SAID PLOTS 10 AND 1, A
16 DISTANCE OF 222.93 FEET TO THE WEST CORNER OF THAT PARCEL CONVEYED TO THE
17 CITY AND COUNTY OF DENVER DESCRIBED IN THE DEED RECORDED JANUARY 19, 1971
18 IN BOOK 273 AT PAGE 563;

19 THENCE SOUTH 06°10'51" EAST A DISTANCE OF 2.01 FEET TO A POINT ON A LINE 2.00 FEET
20 SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID PLOT 1;

21 THENCE NORTH 89°43'59" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 223.15 FEET
22 TO THE WEST LINE OF THAT PROPERTY DESCRIBED IN THE DEED RECORDED AT
23 RECEPTION NO. 2019004636;

24 THENCE NORTH 00°14'50" EAST ALONG SAID WEST LINE, A DISTANCE OF 2.00 FEET TO
25 THE POINT OF BEGINNING.

26
27 SAID PARCEL CONTAINS 446 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

28 BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST
29 QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 68
30 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE SOUTH
31 SIXTEENTH CORNER COMMON TO SAID SECTION 15 AND SECTION 14 BY A 2.5" ALUMINUM
32 CAP STAMPING ILLEGIBLE AND AT THE SOUTHEAST CORNER BY A 3.25" ALUMINUM CAP

1 STAMPED: LS 16401 AS BEARING SOUTH 00°14'38" WEST. SAID BEARING BEING A GRID
2 BEARING OF THE CITY AND COUNTY OF DENVER LOW DISTORTION PROJECTION
3 be and the same is hereby approved and said real property is hereby laid out and established and
4 declared laid out, opened and established as East 50th Avenue.

5 **Section 6.** That the real property described in Section 5 hereof shall henceforth be known
6 as East 50th Avenue.

7 COMMITTEE APPROVAL DATE: April 30, 2025 by Consent

8 MAYOR-COUNCIL DATE: May 6, 2025

9 PASSED BY THE COUNCIL: _____

10 _____ - PRESIDENT

11 ATTEST: _____ - CLERK AND RECORDER,
12 EX-OFFICIO CLERK OF THE
13 CITY AND COUNTY OF DENVER

14 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: May 8, 2025

15 Pursuant to section 13-9, D.R.M.C., this proposed resolution has been reviewed by the Office of the
16 City Attorney. We find no irregularity as to form and have no legal objection to the proposed
17 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to
18 § 3.2.6 of the Charter.

19
20 Katie J. McLoughlin, Interim City Attorney

21
22 BY: Anshul Bagga, Assistant City Attorney DATE: 05/07/2025