

1 **BY AUTHORITY**

2 RESOLUTION NO. CR23-0501  
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) Public Alley, bounded by North Lipan Street, West 14th Avenue, North**  
7 **Kalamath Street, and West Colfax Avenue; 2) Public Alley, bounded by North**  
8 **Lipan Street, West 14th Avenue, North Kalamath Street, and West Colfax**  
9 **Avenue; and 3) West Colfax Avenue, located at the intersection of West Colfax**  
10 **Avenue and North Lipan Street.**

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

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

18 **Section 1.** 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. 2021-DEDICATION-0000151-001:**

23 **LAND DESCRIPTION - ALLEY PARCEL NO. 1**

24 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND  
25 COUNTY OF DENVER, RECORDED ON THE 20TH DAY OF JANUARY, 2022, AT RECEPTION  
26 NUMBER 2022009142 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 LOTS 14, 15 AND A PORTION OF THE 25.00  
30 FOOT PLATTED ALLEY IN BLOCK 2 OF HUNT'S ADDITION TO DENVER, SAID ALLEY  
31 SUBSEQUENTLY VACATED BY ORDINANCE NO. 306 SERIES OF 1979 RECORDED JUNE 14,  
32 1979 IN BOOK 1948 AT PAGE 140, LOCATED IN THE NORTHEAST ONE-QUARTER OF  
33 SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
34 CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY  
35 DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE 20.50 FOOT RANGE  
36 LINE LYING IN W. 14<sup>TH</sup> STREET AS SHOWN ON THE ATTACHED EXHIBIT, MONUMENTED  
37 ON THE EAST END BY A CHISELED CROSS ON STONE IN A MONUMENT BOX AND ON THE

1 WEST END BY A 3-1/2" ALUMINUM CAP STAMPED "PLS 16406" IN A MONUMENT WELL,  
2 ASSUMED TO BEAR NORTH 89°45'51" WEST 389.87 FEET;  
3  
4 **COMMENCE** AT THE WEST END OF SAID RANGE LINE; THENCE NORTH 23°13'14" EAST A  
5 DISTANCE OF 343.58 FEET TO A POINT ON THE NORTH LINE OF THE ALLEY AS  
6 ESTABLISHED BY ORDINANCE 651 SERIES, OF 1982 RECORDED JANUARY 26, 1983 IN THE  
7 RECORDS OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER IN  
8 BOOK 2736 AT PAGE 119 AND THE **POINT OF BEGINNING**;  
9  
10 THENCE NORTH 67°16'28" EAST, A DISTANCE OF 28.23 FEET;  
11  
12 THENCE SOUTH 89°43'37" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST  
13 LINE OF LOT 39, SAID BLOCK 2;  
14  
15 THENCE SOUTH 00°12'14" WEST COINCIDENT WITH THE WEST LINE OF SAID LOT 39, A  
16 DISTANCE OF 2.00 FEET TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF  
17 SAID ALLEY ESTABLISHED BY ORDINANCE 651 SERIES OF 1982;  
18  
19 THENCE COINCIDENT WITH THE NORTHERLY LINES OF SAID ALLEY AND SAID  
20 EXTENSION THE FOLLOWING THREE (3) COURSES:

- 21 1. THENCE NORTH 89°43'37" WEST, A DISTANCE OF 45.00 FEET;
- 22 2. THENCE SOUTH 53°10'22" WEST, A DISTANCE OF 14.97 FEET;
- 23 24 3. THENCE NORTH 89°43'37" WEST, A DISTANCE OF 29.05 FEET TO THE **POINT OF**  
25 **BEGINNING**.

26 THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 345 SQUARE FEET,  
27 OR 0.0079 ACRES, MORE OR LESS  
28  
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 a public alley.

31 **Section 2.** That the real property described in Section 1 hereof shall henceforth be a public  
32 alley.

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

37 **PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000151-002:**

38 **LAND DESCRIPTION - ALLEY PARCEL NO. 2**  
39 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND  
40 COUNTY OF DENVER, RECORDED ON THE 20TH DAY OF JANUARY, 2022, AT RECEPTION  
41 NUMBER 2022009142 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S  
42 OFFICE, STATE OF COLORADO, THEREIN AS:  
43  
44

1  
2 A PARCEL OF LAND BEING A PORTION OF LOT 15, BLOCK 2, HUNT'S ADDITION TO  
3 DENVER, SAID PARCEL LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 4,  
4 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND  
5 COUNTY OF DENVER, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS  
6 FOLLOWS WITH BEARINGS REFERENCED TO THE 20.50 FOOT RANGE LINE LYING IN W.  
7 14<sup>TH</sup> STREET AS SHOWN ON THE ATTACHED EXHIBIT, MONUMENTED ON THE EAST END  
8 BY A CHISELED CROSS ON STONE IN A MONUMENT BOX AND ON THE WEST END BY A 3-  
9 1/2" ALUMINUM CAP STAMPED "PLS 16406" IN A MONUMENT WELL, ASSUMED TO BEAR  
10 NORTH 89°45'51" WEST 389.87 FEET;

11  
12 **COMMENCE** AT THE WEST END OF SAID 20.50 FOOT RANGE LINE; THENCE NORTH  
13 09°52'53" EAST A DISTANCE OF 299.63 FEET TO THE SOUTHWEST CORNER OF LOT 15  
14 AND THE **POINT OF BEGINNING**;

15  
16 THENCE NORTH 00°10'41" EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 15, A  
17 DISTANCE OF 4.97 FEET TO THE SOUTH LINE OF THAT PARTICULAR PARCEL DEDICATED  
18 AS A PUBLIC ALLEY BY ORDINANCE NO. 651, SERIES OF 1982 RECORDED JANUARY 26,  
19 1983 IN THE RECORDS OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF  
20 DENVER IN BOOK 2736 AT PAGE 119;

21  
22 THENCE COINCIDENT WITH THE SOUTHERLY LINES OF SAID ALLEY THE FOLLOWING  
23 TWO (2) COURSES:

24  
25 1. THENCE SOUTH 89°43'37" EAST, COINCIDENT WITH A LINE BEING 4.97 FEET NORTH  
26 OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 142.72  
27 FEET;

28  
29 2. THENCE SOUTH 55°20'20" WEST A DISTANCE OF 8.80 FEET TO THE SOUTHEAST  
30 CORNER OF SAID LOT 15, BLOCK 2;

31  
32 THENCE NORTH 89°43'37" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 15 A  
33 DISTANCE OF 149.97 FEET TO THE **POINT OF BEGINNING**.

34  
35 THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 727 SQUARE FEET  
36 (0.01670 ACRES), MORE OR LESS

37 be and the same is hereby approved and said real property is hereby laid out and established and  
38 declared laid out, opened and established as a public alley.

39 **Section 4.** That the real property described in Section 3 hereof shall henceforth be a public  
40 alley.

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

1 **PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000151-003:**

2 **LAND DESCRIPTION - STREET PARCEL NO. 3**

3 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND  
4 COUNTY OF DENVER, RECORDED ON THE 20TH DAY OF JANUARY, 2022, AT RECEPTION  
5 NUMBER 2022009142 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S  
6 OFFICE, STATE OF COLORADO, THEREIN AS:

7  
8 A PARCEL OF LAND BEING A PORTION LOTS 1 THROUGH 13, BLOCK 2 OF HUNT'S  
9 ADDITION TO DENVER, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 4,  
10 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND  
11 COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED  
12 AS FOLLOWS WITH BEARINGS REFERENCED TO THE 20.50 FOOT RANGE LINE LYING IN  
13 W. 14<sup>TH</sup> STREET AS SHOWN ON THE ATTACHED EXHIBIT, MONUMENTED ON THE EAST  
14 END BY A CHISELED CROSS ON STONE IN A MONUMENT BOX AND ON THE WEST END BY  
15 A 3-1/2" ALUMINUM CAP STAMPED "PLS 16406" IN A MONUMENT WELL, ASSUMED TO  
16 BEAR NORTH 89°45'51" WEST 389.87 FEET;

17  
18 **COMMENCE** AT THE WEST END OF SAID 20.50 FOOT RANGE LINE; THENCE NORTH  
19 05°52'24" EAST A DISTANCE OF 508.89 FEET TO A POINT ON THE WEST LINE OF LOT 13,  
20 BLOCK 2, SAID HUNT'S ADDITION TO DENVER, LYING 14.00 FEET SOUTH OF THE  
21 NORTHWEST CORNER OF SAID LOT 13, AND THE **POINT OF BEGINNING**;

22  
23 THENCE NORTH 00°10'41" EAST COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 4.00  
24 FEET TO THE SOUTHERLY CORNER OF THAT PARTICULAR PARCEL OF RIGHT-OF-WAY  
25 AS DESCRIBED IN ORDINANCE 842, SERIES OF 2016;

26  
27 THENCE NORTH 45°11'22" EAST, COINCIDENT WITH THE SOUTHEASTERLY LINE OF SAID  
28 RIGHT-OF-WAY PARCEL, A DISTANCE OF 14.14 FEET TO THE NORTH LINE OF BLOCK 2  
29 HUNT'S ADDITION TO DENVER;

30  
31 THENCE SOUTH 89°47'58" EAST, COINCIDENT WITH THE NORTH LINE OF SAID BLOCK 2, A  
32 DISTANCE OF 309.84 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 2;

33  
34 THENCE SOUTH 00°10'31" WEST, COINCIDENT WITH THE EAST LINE OF SAID BLOCK 2, A  
35 DISTANCE OF 14.00 FEET;

36  
37 THENCE NORTH 89°47'58" WEST, COINCIDENT WITH A LINE BEING 14.00 FEET SOUTH OF  
38 AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 2, A DISTANCE OF 319.84 FEET TO  
39 THE **POINT OF BEGINNING**.

40  
41 THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 4,428 SQUARE  
42 FEET, OR 0.1016 ACRES, MORE OR LESS,

43  
44 be and the same is hereby approved and said real property is hereby laid out and established and  
45 declared laid out, opened and established as West Colfax Avenue.

