

1 **BY AUTHORITY**

2 RESOLUTION NO. CR21-0503
3 SERIES OF 2021

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 East Colfax Avenue at the intersection of North Valentia Street and East**
7 **Colfax Avenue; and, two separate alleys bounded by East Colfax Avenue, North**
8 **Valentia Street, East 16th Avenue and North Verbena Street**

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

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

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

20 **PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000059-001:**

21 **LAND DESCRIPTION – STREET PARCEL NO. 1**

22 A PORTION OF PARCEL 2 AS DESCRIBED IN SPECIAL WARRANTY DEED TO THE CITY AND
23 COUNTY OF DENVER, RECORDED ON THE 19TH DAY OF OCTOBER, 2017, AT RECEPTION
24 NUMBER 2017137789 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER’S
25 OFFICE, SITUATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 33,
26 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND LOCATED
27 IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING THE SOUTH 1
28 FOOT OF LOTS 19 THROUGH 26, INCLUSIVE, BLOCK 3, EAST COLFAX SUBDIVISION, AS
29 RECORDED DECEMBER 24, 1889 IN BOOK 8, PAGE 48 WITH THE CLERK AND RECORDER
30 OF ARAPAHOE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

31
32 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 19, WHENCE SOUTH ONE-
33 QUARTER CORNER OF SECTION 33 BEARS S85°50'23"W, 694.25 FEET;

34
35 THENCE ALONG THE WEST LINE OF SAID LOT 19, N00°01'52"E, 1.00 FEET;
36

1 THENCE N89°58'11"E ALONG A LINE 1.00 FEET NORTH OF AND PARALLEL WITH THE
2 SOUTH LINE OF SAID LOTS 19 THROUGH 26, INCLUSIVE, 190.74 FEET TO A POINT ON THE
3 EAST LINE OF SAID LOT 26;
4
5 THENCE S00°06'28"W, 1.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 26;
6
7 THENCE ALONG THE SOUTH LINE OF SAID LOTS 19 THROUGH 26, INCLUSIVE
8 S89°58'11"W, 190.74 FEET TO THE POINT OF BEGINNING.
9
10 CONTAINING 191 SQUARE FEET OR 0.004 ACRES, MORE OR LESS.

11
12 BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON SOUTH LINE OF THE
13 SOUTHEAST 1/4 OF SECTION 33, T3S, R67W OF THE 6TH P.M., BEING N89°58'11"W AS
14 MEASURED USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AND
15 AS MONUMENTED ON THE WEST BY THE SOUTH 1/4 CORNER OF SECTION 33, A FOUND
16 3.5" ALUMINUM CAP PLS 11434 IN RANGE BOX PER MONUMENT RECORDED DATED 10-18-
17 1995, AND AS MONUMENTED ON THE EAST BY THE SOUTHEAST CORNER OF SECTION
18 33, A 2.5" ALUMINUM CAP PLS 33202 IN RANGE BOX PER MONUMENT RECORDED DATED
19 7-21-2003

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 East Colfax Avenue.

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

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

28 **PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-000059-002:**
29

30 **LAND DESCRIPTION – ALLEY PARCEL NO. 2**

31 A PORTION OF PARCEL 2 AS DESCRIBED IN SPECIAL WARRANTY DEED TO THE CITY AND
32 COUNTY OF DENVER, RECORDED ON THE 19TH DAY OF OCTOBER, 2017, AT RECEPTION
33 NUMBER 2017137789 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S
34 OFFICE, SITUATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 33,
35 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND LOCATED
36 IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING THE NORTH 2.00
37 FEET OF LOTS 24 THROUGH 26, INCLUSIVE, AND A PORTION OF THE NORTH 2.00 FEET
38 OF LOT 23, ALL IN BLOCK 3, EAST COLFAX SUBDIVISION, AS RECORDED DECEMBER 24,
39 1889 IN BOOK 8, PAGE 48 WITH THE CLERK AND RECORDER OF ARAPAHOE COUNTY,
40 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

41
42 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 26, WHENCE SOUTH ONE-
43 QUARTER CORNER OF SECTION 33 BEARS S78°45'57"W, 900.65 FEET;
44 THENCE ALONG THE EAST LINE OF SAID LOT 26, S00°06'28"W, 2.00 FEET;

1
2 THENCE S89°58'54"W, ALONG A LINE 2.00 FEET SOUTH OF AND PARALLEL WITH THE
3 NORTH LINE OF SAID LOTS 23 THROUGH 26, INCLUSIVE, 81.91 FEET;
4
5 THENCE N00°01'43"E, 2.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 23;
6
7 THENCE ALONG THE NORTH LINE OF SAID LOTS 23 THROUGH 26, INCLUSIVE,
8 N89°58'54"E, 81.91 FEET TO THE POINT OF BEGINNING.
9
10 CONTAINING 164 SQUARE FEET OR 0.004 ACRES, MORE OR LESS

11
12 BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE SOUTH LINE OF THE
13 SOUTHEAST 1/4 OF SECTION 33, T3S, R67W OF THE 6TH P.M., BEING N89°58'11"W AS
14 MEASURED USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AND
15 AS MONUMENTED ON THE WEST BY THE SOUTH 1/4 CORNER OF SECTION 33, A FOUND
16 3.5" ALUMINUM CAP PLS 11434 IN RANGE BOX PER MONUMENT RECORDED DATED 10-18-
17 1995, AND AS MONUMENTED ON THE EAST BY THE SOUTHEAST CORNER OF SECTION
18 33, A 2.5" ALUMINUM CAP PLS 33202 IN RANGE BOX PER MONUMENT RECORDED DATED
19 7-21-2003

20
21 be and the same is hereby approved and said real property is hereby laid out and established and
22 declared laid out, opened and established as a public alley.

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

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

29 **PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000059-003:**

30
31 **LAND DESCRIPTION – ALLEY PARCEL NO. 3**
32 A PORTION OF PARCEL 1 AS DESCRIBED IN SPECIAL WARRANTY DEED TO THE CITY AND
33 COUNTY OF DENVER, RECORDED ON THE 19TH DAY OF OCTOBER, 2017, AT RECEPTION
34 NUMBER 2017137789 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S
35 OFFICE, SITUATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 33,
36 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND LOCATED
37 IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF
38 LOTS 15 THROUGH 18 INCLUSIVE, BLOCK 3, EAST COLFAX SUBDIVISION, AS RECORDED
39 DECEMBER 24, 1889 IN BOOK 8, PAGE 48 WITH THE CLERK AND RECORDER OF
40 ARAPAHOE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

41
42 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15, WHENCE SOUTH ONE-
43 QUARTER CORNER OF SECTION 33 BEARS S70°56'28"W, 864.95 FEET;
44

1 THENCE ALONG THE EAST LINE OF SAID LOTS 15 THROUGH 18, INCLUSIVE, S00°01'43"W,
2 91.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18;
3
4 THENCE ALONG THE SOUTH LINE OF SAID LOT 18, S89°58'54"W, 16.00 FEET;
5
6 THENCE N00°01'43"E ALONG A LINE 16.00 FEET WEST OF AND PARALLEL WITH THE EAST
7 LINE OF SAID LOTS 16 THROUGH 18, INCLUSIVE, 42.00 FEET;
8
9 THENCE N28°19'08"E, 29.54 FEET TO A POINT 2.00 FEET WEST OF THE EAST LINE OF SAID
10 LOT 15;
11
12 THENCE N00°01'43"E ALONG A LINE 2.00 FEET WEST OF AND PARALLEL WITH THE EAST
13 LINE OF SAID LOT 15, 23.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 15;
14
15 THENCE N89°58'54"E, 2.00 FEET TO THE POINT OF BEGINNING.
16 CONTAINING 952 SQUARE FEET OR 0.022 ACRES, MORE OR LESS.
17

18 BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE SOUTH LINE OF THE
19 SOUTHEAST 1/4 OF SECTION 33, T3S, R67W OF THE 6TH P.M., BEING N89°58'11"W AS
20 MEASURED USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AND AS
21 MONUMENTED ON THE WEST BY THE SOUTH 1/4 CORNER OF SECTION 33, A FOUND 3.5"
22 ALUMINUM CAP PLS 11434 IN RANGE BOX PER MONUMENT RECORDED DATED 10-18-1995,
23 AND AS MONUMENTED ON THE EAST BY THE SOUTHEAST CORNER OF SECTION 33, A 2.5"
24 ALUMINUM CAP PLS 33202 IN RANGE BOX PER MONUMENT RECORDED DATED 7-21-2003
25

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

28 **Section 6.** That the real property described in Section 5 hereof shall henceforth be a public
29 alley.

30 **REMAINDER OF PAGE INTENTIONALLY BLANK**
31

1 COMMITTEE APPROVAL DATE: May 4, 2021 by Consent
2 MAYOR-COUNCIL DATE: May 11, 2021 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: May 13, 2021
9 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the Office of
10 the 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 Kristin M. Bronson, Denver City Attorney
15
16 BY: Jonathan Griffin, Assistant City Attorney DATE: May 13, 2021