

BY AUTHORITY

RESOLUTION NO. CR25-2158

COMMITTEE OF REFERENCE:

SERIES OF 2026

South Platte River

A RESOLUTION

Laying out, opening and establishing as part of the City street system parcels of land as: 1) Public Right-of-Way, located at approximately North Washington Street, East 48th Avenue, North Clarkson Street, and East 49th Avenue; and 2) Public Right-of-Way, located at approximately North Washington Street, East 48th Avenue, North Clarkson Street, and East 49th Avenue.

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 ROW NO. 2025-DEDICATION-0000183-001:

LAND DESCRIPTION – STREET PARCEL NO. 1

A PORTION OF PARCEL PAR-9 AS CONVEYED BY PROPERTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF DECEMBER, 2024, AT RECEPTION NUMBER 2024113887 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOTS 19 AND 20, BEING IN BLOCK 1 OF CRANBERRY PLACE, BOOK 4, PAGE 40 OF MAPS, AND SITUATED IN THE SW 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33

COMMENCING AT A CITY AND COUNTY OF DENVER RANGE POINT, A 2-INCH ALUMINUM
CAP STAMPED PLS 38432 AT E. 48TH AVE AND N. WASHINGTON ST.;

THENCE N14°15'09"E, A DISTANCE OF 20.63 FEET TO THE SOUTHWEST CORNER OF SAID
BLOCK 1, CRANBERRY PLACE;

THENCE N 00°13'40" E, ALONG THE WEST LINE OF SAID BLOCK 1, A DISTANCE OF 6.77 FEET
TO THE POINT OF BEGINNING:

THENCE N 00°13'40" E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 30.00 FEET;

THENCE S 89°46'20" E, A DISTANCE OF 45.19 FEET ;

THENCE S 00°13'40" W, A DISTANCE OF 30.00 FEET;

THENCE N 89°46'20" W, A DISTANCE OF 45.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.0311 ACRES (1,356 SQUARE FEET), MORE OR LESS.

BASIS OF BEARING: BEARINGS USED HEREON ARE BASED ON A 20' RANGE LINE ON 48TH
AVE. BETWEEN N. WASHINGTON ST. AND N. CLARKSON ST., ASSUMED TO BEAR S
89°57'49" E, AS MONUMENTED AT THE WEST AT N. WASHINGTON ST. BY A FOUND 2" ALUM
CAP PLS 38432 IN RANGE BOX. AND MONUMENTED AT THE EAST AT N. CLARKSON ST. BY
A FOUND 2" ALUM CAP PLS 38432 IN RANGE BOX

be and the same is hereby approved and said real property is hereby laid out and established and
declared laid out, opened and established as Public Right-of-Way.

Section 2. That the real property described in Section 1 hereof shall henceforth be known
as Public Right-of-Way.

Section 3. 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 ROW NO. 2025-DEDICATION-0000183-002:

LAND DESCRIPTION – STREET PARCEL NO. 2

A PORTION OF PARCEL PAR-10 AS CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF MARCH, 2025, AT RECEPTION NUMBER 2025026549 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOTS 16 AND 25, AND ALL OF LOT 17 AND LOTS 23 AND 24, AND A PORTION OF THE VACATED ALLEY AS DESCRIBED AT ORDINANCE NO. 867, SERIES OF 2002, RECORDED OCTOBER 29, 2002, AT RECEPTION NO. 2002204564, BEING IN BLOCK 1 OF CRANBERRY PLACE, AND SITUATED IN THE SW 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT IN E. 48TH AVENUE AND N. CLARKSON STREET, (A 2" ALUMINUM CAP PLS 38432 IN RANGE BOX), THENCE N44°52'04"W, A DISTANCE OF 28.24 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1;

THENCE N00°13'42"E, ALONG THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23. AND THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING, THENCE N89°58'01"W, ALONG THE SOUTH LINE OF SAID LOT 23, A DISTANCE OF 130.50 FEET TO THE CENTER OF SAID VACATED ALLEY BETWEEN SAID LOTS 23 AND 18;

THENCE N00°13'41"E ALONG THE CENTER OF SAID VACATED ALLEY, A DISTANCE OF 25.00 FEET;

THENCE N89°58'05"W, ALONG THE SOUTH LINE OF SAID LOT 17, A DISTANCE OF 130.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17;

THENCE N00°13'40"E ALONG THE WEST LINE OF SAID LOTS 17 AND 16, A DISTANCE OF 41.30 FEET TO A POINT 8.69 FEET SOUTH OF THE NORTHWEST CORNER THEREOF;

1 THENCE S89°40'52"E, A DISTANCE OF 260.99 FEET TO A POINT ON THE EAST LINE OF SAID
 2 LOT 25, SAID POINT BEING 10.01 FEET SOUTH OF THE NORTHEAST CORNER THEREOF;
 3 THENCE S00°13'42"W ALONG THE WEST LINE OF SAID LOTS 25, 24, AND 23, A DISTANCE
 4 OF 64.99 FEET TO THE POINT OF BEGINNING.

5

6 THE ABOVE DESCRIBED PARCEL CONTAINS 13,870 SQUARE FEET, 0.3184 ACRES MORE
 7 OR LESS.

8

9 BASIS OF BEARING: BEARINGS USED HEREON ARE BASED ON A 20' RANGE LINE ON E.
 10 48TH AVE. BETWEEN N. WASHINGTON ST. AND N. CLARKSON ST., BEARS N89°57'49"W, AS
 11 MONUMENTED AT THE EAST AT N. CLARKSON ST BY A FOUND 2" ALUM CAP PLS 38432 IN
 12 RANGE BOX. AND MONUMENTED AT THE WEST AT N. WASHINGTON ST. BY A FOUND 2"
 13 ALUM CAP PLS 38432 IN RANGE BOX

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 Public Right-of-Way.

16 **Section 4.** That the real property described in Section 3 hereof shall henceforth be known
 17 as Public Right-of-Way.

18

19 COMMITTEE APPROVAL DATE: January 7, 2026 by Consent
 20 MAYOR-COUNCIL DATE: January 13, 2026

21 PASSED BY THE COUNCIL: _____

22 _____ - PRESIDENT

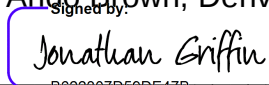
23 ATTEST: _____ - CLERK AND RECORDER,
 24 EX-OFFICIO CLERK OF THE
 25 CITY AND COUNTY OF DENVER

26 PREPARED BY: Bradley A. Beck, Assistant City Attorney DATE: January 15, 2026

27 Pursuant to section 13-9, D.R.M.C., this proposed resolution has been reviewed by the Office of the
 28 City Attorney. We find no irregularity as to form and have no legal objection to the proposed
 29 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to
 30 § 3.2.6 of the Charter.

31

32 Miko Ando Brown, Denver City Attorney

33 BY:  _____, Assistant City Attorney
 34 B022307D59DE47B...

DATE: 1/15/2026 | 9:30 AM MST