

1 **BY AUTHORITY**

2 RESOLUTION NO. CR24-0486
3 SERIES OF 2024

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) North Rifle Way, located near the intersection of North Rifle Way and**
7 **Green Valley Ranch Boulevard; and 2) North Telluride Street, located near the**
8 **intersection of East 45th Avenue and North Telluride 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 public streets designated as part of the
12 system of thoroughfares of the municipality those portions of real property hereinafter more
13 particularly described, and, subject to approval by resolution has laid out, opened and established
14 the same as public streets;

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. 2023-DEDICATION-0000221-001:**

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

22 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND
23 COUNTY OF DENVER, RECORDED ON THE 13TH DAY OF NOVEMBER, 2008, AT
24 RECEPTION NUMBER 2008154401 IN THE CITY AND COUNTY OF DENVER CLERK AND
25 RECORDER’S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
26

27 A PARCEL OF LAND BEING A PORTION OF TRACT B-1, CP BEDROCK FILING NO. 1,
28 SITUATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE
29 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF
30 COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
31

32 COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 21;
33 THENCE NORTH 24°34'16" WEST, A DISTANCE OF 2,302.72 FEET TO A POINT ON THE
34 SOUTH LINE OF SAID TRACT B-1, ALSO BEING THE MOST NORTHERLY CORNER OF LOT
35 1, BLOCK 4, C.P. BEDROCK FILING NO. 8, AND THE POINT OF BEGINNING;
36 THENCE NORTH 61°24'39" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 68.00 FEET
37 TO THE MOST EASTERLY CORNER OF LOT 1, BLOCK 3, C.P. BEDROCK FILING NO. 8;

1 THENCE NORTH 28°20'04" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTH
2 LINE OF SAID TRACT B-1 AND THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK 1, C.P.
3 BEDROCK FILING NO. 8;
4 THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES:

- 5
- 6 1) SOUTH 61°24'39" EAST, A DISTANCE OF 67.17 FEET;
- 7 2) SOUTH 63°18'36" EAST, A DISTANCE OF 0.83 FEET TO THE MOST WESTERLY
8 CORNER OF TRACT A, C.P. BEDROCK FILING NO. 8;
- 9

10 THENCE SOUTH 28°20'04" WEST, A DISTANCE OF 80.02 FEET TO THE POINT OF
11 BEGINNING.

12
13 SAID PARCEL CONTAINS 5,440 SQUARE FEET OR 0.125 ACRES, MORE OR LESS.

14
15 BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST
16 QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH
17 PRINCIPAL MERIDIAN, AS SHOWN ON C.P. BEDROCK FILING NO. 8, BEING MONUMENTED
18 AT THE CENTER QUARTER CORNER BY A 2.5" ALUMINUM CAP, STAMPED: TOPOGRAPHIC
19 2016 PLS 25936, FLUSH WITH GROUND, AND BEING MONUMENTED AT THE WEST
20 QUARTER CORNER BY A 2.5" ALUMINUM CAP, STAMPED: C.R. MOORE PLS 10945, IN
21 RANGE BOX, BEARS NORTH 89°57'30" EAST

22 be and the same is hereby approved and said real property is hereby laid out and established and
23 declared laid out, opened and established as North Rifle Way.

24 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known
25 as North Rifle Way.

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

30 **PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-000221-002:**

31 LAND DESCRIPTION – STREET PARCEL NO. 2
32 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY
33 OF DENVER, RECORDED ON THE 13TH DAY OF NOVEMBER, 2008, AT RECEPTION NUMBER
34 2008154401 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
35 STATE OF COLORADO, DESCRIBED AS FOLLOWS:

36
37 A STRIP OF LAND 8.00 FEET WIDE AND BEING A PORTION OF TRACT B-1, CP BEDROCK
38 FILING NO. 1, SITUATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3
39 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
40 DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

41
42 COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 21;

1 THENCE NORTH 13°53'29" WEST, A DISTANCE OF 1,516.85 FEET TO THE INTERSECTION
2 OF THE SOUTH LINE OF SAID TRACT B-1, THE WEST RIGHT-OF-WAY LINE OF TELLURIDE
3 ST, AS SHOWN ON SAID CP BEDROCK FILING NO. 1, AND THE POINT OF BEGINNING;
4 THENCE NORTH 53°56'32" WEST ALONG THE SOUTH LINE OF SAID TRACT B-1, A
5 DISTANCE OF 9.76 FEET TO A POINT OF NON-TANGENT CURVATURE AND THE
6 NORTHEAST CORNER OF LOT 1, BLOCK 4, C.P. BEDROCK FILING NO. 8;
7 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 92.90
8 FEET, SAID CURVE HAVING A RADIUS OF 968.00 FEET, A CENTRAL ANGLE OF 05°29'55",
9 AND A CHORD WHICH BEARS NORTH 04°00'34" EAST A CHORD DISTANCE OF 92.86 FEET
10 TO A POINT ON THE NORTH LINE OF SAID TRACT B-1 AND THE SOUTHEAST CORNER OF
11 TRACT A, C.P. BEDROCK FILING NO. 8;
12 THENCE ALONG SAID NORTH LINE SOUTH 56°37'28" EAST, A DISTANCE OF 8.96 FEET TO
13 A POINT OF NON-TANGENT CURVATURE AND A POINT ON SAID WEST RIGHT-OF-WAY
14 LINE OF TELLURIDE ST;
15 THENCE ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE
16 TO THE LEFT AN ARC LENGTH OF 93.69 FEET, SAID CURVE HAVING A RADIUS OF 960.00
17 FEET, A CENTRAL ANGLE OF 05°35'31", AND A CHORD WHICH BEARS SOUTH 03°43'24"
18 WEST A CHORD DISTANCE OF 93.65 FEET TO THE POINT OF BEGINNING.

19
20 SAID PARCEL CONTAINS 746 SQUARE FEET OR 0.017 ACRES, MORE OR LESS.

21
22 BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST
23 QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH
24 PRINCIPAL MERIDIAN, AS SHOWN ON C.P. BEDROCK FILING NO. 8, BEING MONUMENTED
25 AT THE CENTER QUARTER CORNER BY A 2.5" ALUMINUM CAP, STAMPED: TOPOGRAPHIC
26 2016 PLS 25936, FLUSH WITH GROUND, AND BEING MONUMENTED AT THE WEST
27 QUARTER CORNER BY A 2.5" ALUMINUM CAP, STAMPED: C.R. MOORE PLS 10945, IN
28 RANGE BOX, BEARS NORTH 89°57'30" EAST

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 North Telluride Street.

31 **Section 4.** That the real property described in Section 3 hereof shall henceforth be known
32 as North Telluride Street.

33 **[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

1 COMMITTEE APPROVAL DATE: April 16, 2024 by Consent

2 MAYOR-COUNCIL DATE: April 23, 2024 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: April 25, 2024

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 Kerry Tipper, Denver City Attorney

15
16 BY: Anshul Bagga, Assistant City Attorney DATE: Apr 25, 2024