

1 BY AUTHORITY

2 RESOLUTION NO. CR10-0890
3 SERIES OF 2010

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

4 A RESOLUTION

5 **Laying out, opening and establishing as part of the city street system certain parcels of**
6 **land as S. Monaco St. Parkway from north of Center Ave. to Leetsdale Dr.**

7
8 **WHEREAS**, the Manager of Public Works of the City and County of Denver has found and
9 determined that the public use, convenience and necessity require the laying out, opening and
10 establishing as a public street designated as part of the system of thoroughfares of the municipality
11 those portions of real property hereinafter more particularly described, and, subject to approval by
12 resolution has laid out, opened and established the same as a public street;

13 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY OF**
14 **DENVER:**

15 **Section 1.** That the action of the Manager of Public Works in laying out, opening and
16 establishing as part of the system of thoroughfares of the municipality the following described portions
17 of real property situate, lying and being in the City and County of Denver, State of Colorado, to wit:

Four parcels of land located in the Northeast 1/4 of Section 15, Township 17 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 1

A parcel of land conveyed to the City & County of Denver by Quit Claim Deed, recorded on the 16th of September 1971 in Book 383 Page 356 in the City and County of Denver Clerk & Records Office being more particularly described as follows.

That part of the SW1/4, NE1/4 of Section 17, T.4S., R.67W., of the 6th P.M., described as follows: Beginning at a point 400 feet south and 30 feet east of the northwest corner of the said SW1/4, NE1/4 of Section 17 (said point is on the east line of South Monaco Street Parkway); thence east and parallel with the north line of said SW1/4, NE1/4, 20 feet; thence southerly and parallel with the said east line of South Monaco Street Parkway to a point 2.28 feet north of the north line of Center Avenue; thence southeasterly to a point of intersection with the said north line of Center Avenue, said point being 23.80 feet east of the east line of South Monaco Street Parkway; thence westerly along said north line of Center Avenue to the said east line of South Monaco Street Parkway; thence northerly along the said east line of South Monaco Street Parkway to the point of beginning.

Parcel 2

A parcel of land conveyed to the City & County of Denver by Rule & Decree, recorded on the 21st of December 1972 in Book 617 Page 591 in the City and County of Denver Clerk & Records Office being more particularly described as follows.

1 That part of the SW1/4, NE1/4 of Section 17, Township 4 South, Range 67 West, of the Sixth Principal Meridian, described as follows: Beginning 330 feet north and 50 feet east of the southwest corner of the SW1/4, NE1/4 of said Section 17; thence northerly and parallel with the west line of the said SW1/4, NE1/4 of Section 17 to a point 2.28 feet south of the south line of Center Avenue; thence northeasterly to a point on the said south line of Center Avenue that is 23.80 feet east of the east line of South Monaco Street Parkway; thence westerly along the said south line of Center Avenue to the said east line of South Monaco Street Parkway; thence southerly along the said east line of South Monaco Street Parkway to a point that is 330 feet north of the south line of said SW1/4, NE1/4; thence easterly to the point of beginning.

Parcel 3

A parcel of land conveyed to the City & County of Denver by Trustees Deed, recorded on the 28th of September 1971 in Book 388 Page 673 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows.

2 That part of the SW-1/4, NE-1/4 of Section 17, Township 4 South, Range 67 West, described as follows: Beginning at a point 230.87 feet North and 30 feet East of the Southwest corner of said SW-1/4 NE-1/4: thence East, parallel to the South line of said SW-1/4 NE-1/4 for 20 feet; thence North, parallel to the West line of said SW-1/4 NE-1/4, parallel to the west line of said SW-1/4 NE-1/4 for 100 feet; thence West parallel with the South line of SW-1/4 ne-1/4 for 20 feet to the East line of South Monaco Parkway; thence South, along said East line 100 feet to the point of beginning.

Parcel 4

A parcel of land conveyed to the City & County of Denver by Warranty Deed, recorded on the 12th of October 1971 in Book 395 Page 183 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows.

3 That part of the SW1/4, NE1/4 of Section 17, T.4S., R.67W., of the 6th P.M., described as follows: The East 20 feet of the West 50 feet of the South 127 feet of the West 396.9 feet of the said SW1/4, NE1/4 of Section 17.

4 Four parcels of land located in the Southeast 1/4 of Section 15, Township 17 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Parcel 5

A parcel of land conveyed to the City & County of Denver by Warranty Deed, recorded on the 17th of August 1971 in Book 212 Page 413 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows.

An undivided one-half (1/2) interest, West 19 feet of Lots 6 and 7, except the South 10 feet of Lot 7, Cassell Subdivision.

A parcel of land conveyed to the City & County of Denver by Warranty Deed, recorded on the 17th of August 1971 in Book 212 Page 415 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows.

5 An undivided one-half (1/2) interest in that part of Cassell Subdivision located within boundaries described as follows: West 19 feet of Lots 6 and 7, except the South 10 feet of Lot 7, Cassell Subdivision.

Parcel 6

6 A parcel of land conveyed to the City & County of Denver by Rule and Decree, recorded on the 1st of September 1971 in Book 382 Page 315 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

1 That part of Cassell Subdivision located within boundaries described as follows:
Commencing at the Northwest corner of said subdivision; thence Southerly along the
West line of said subdivision a distance of 150 feet to the point of beginning; thence
Easterly and parallel with the North line of said subdivision, a distance of 19 feet; thence
Southerly and parallel with the West line, a distance of 40 feet; thence on an angle to the
left of 4°44'06" a distance of 36.79 feet; thence on an angle to the right of 94°39'06", a
distance of 22.04 feet to the West line of said subdivision; thence northerly along said
West line to the point of beginning.

Parcel 7

2 A parcel of land conveyed to the City & County of Denver by Warranty Deed, recorded on
the 13th of August 1971 in Book 368 Page 134 in the City and County of Denver Clerk &
Recorders Office being more particularly described as follows:

That part of Cassell Subdivision located within boundaries described as follows:
Commencing at the Northwest corner of said subdivision; thence southerly along the west
line of said subdivision a distance of 226.67 feet to the point of beginning; thence Easterly
and parallel with the north line of said Subdivision a distance of 22.04 feet; thence on an
angle to the right of 85° 20'54", a distance of 126.01 feet; thence on an angle to the left of
44°31'33" a distance of 6.67 feet to the southwesterly line of said Subdivision; thence
northwesterly along said southwesterly line a distance of 45.23 feet to the point of
intersection with the said west line; thence northerly along said west line to the point of
beginning.

A parcel of land conveyed to the City & County of Denver by Warranty Deed, recorded on
the 13th of August 1971 in Book 368 Page 135 in the City and County of Denver Clerk &
Recorders Office being more particularly described as follows:

3 That part of Cassell Subdivision located within boundaries described as
follows: Commencing at the Northwest corner of said subdivision; thence
southerly along the west line of said subdivision a distance of 226.67 feet to
the point of beginning; thence Easterly and parallel with the north line of said
Subdivision a distance of 22.04 feet; thence on an angle to the right of 85°
20'54", a distance of 126.01 feet; thence on an angle to the left of 44°31'33" a
distance of 6.67 feet to the southwesterly line of said Subdivision; thence
northwesterly along said southwesterly line a distance of 45.23 feet to the point
of intersection with the said west line; thence northerly along said west line to
the point of beginning.

Parcel 8

A parcel of land conveyed to the City & County of Denver by Quit Claim Deed, recorded
on the 9th of June 1982 in Book 2599 Page 346 in the City and County of Denver Clerk &
Recorders Office being more particularly described as follows.

4 A parcel of land for right-of-way purposes located in the NW1/4 of the SE1/4 of Section 17,
Township 4, South, Range 67 West of the 6th P.M., being part of Lot 10, the South 2/3 of Lot
9, and the Northwesterly 1/3 of Lot 11 adjacent to Lot 10, Cassell Subdivision, City and
County of Denver, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of Cassell Subdivision; thence Southerly, along the West line of said subdivision, a distance of 226.67 feet to the Northwest corner of a parcel of land described in book 368 at Pages 134 and 135; thence Easterly and parallel with the north line of said subdivision, a distance of 22.04 feet to the True Point of Beginning; thence on an angle to the right of 85°20'54", a distance of 126.01 feet; thence on an angle to the left of 44°31'33", a distance of 6.67 feet to the Southwesterly line of said subdivision which is also the Northeasterly Line of Laetsdale Drive; thence Southeasterly, along said Southwesterly line, a distance of 3.06 feet to a point of curvature; thence Southeasterly, along the Southwesterly line, along the arc of a curve to the right, having a radius of 716.3 feet, a distance of 62.9 feet, the long chord of which bears S. 53°27' E, a distance of 62.88 feet; thence N 47°14' E parallel with the Northwesterly line of Lot 11 of said subdivision, a distance of 1.14 feet; thence on an angle to the left of 94°33'40" to the tangent line of a curve to the left and along the arc of the curve, having a radius 994.50 feet; a distance of 86.79 feet, the long chord of which bears N 49°15' W, a distance of 66.78 feet; thence Northwesterly on an angle to the right from the tangent of the aforesaid curve 24°42'56" a distance of 17.33 feet; thence on an angle to the right of 24°44'04", a distance of 109.22 feet to the Northerly line of a parcel described in Book 368 at Pages 134 and 135, extended East; thence West along said Northerly extended East, a distance of 7.74 feet to the True Point of Beginning, containing 868 square feet (0.020 acre), more or less.

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be and the same is hereby approved and said portions of real property are hereby laid out and established and declared laid out, opened and established as S. Monaco St. Parkway.

Section 2. That the real property described in Section 1 hereof shall henceforth be known as S. Monaco St. Parkway.

COMMITTEE APPROVAL DATE: October 14, 2010 by consent.

MAYOR-COUNCIL DATE: October 20, 2010

PASSED BY THE COUNCIL: _____, 2010

_____ - PRESIDENT

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

PREPARED BY: KAREN A. AVILES, Assistant City Attorney DATE: October 20, 2010

Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed resolution. The proposed resolution is not submitted to the City Council for approval pursuant to § 3.2.6 of the Charter.

David R. Fine, City Attorney

BY: _____, Assistant City Attorney DATE: _____, 2010