

BY AUTHORITY

1
2 RESOLUTION NO. CR26-0296
3 SERIES OF 2026

COMMITTEE OF REFERENCE:
Transportation and Infrastructure

A RESOLUTION

5 **Laying out, opening and establishing as part of the City street system parcels of**
6 **land as: 1) South Clermont Street, located at the intersection of South Clermont**
7 **Street and East Evans Avenue; and 2) East Evans Avenue, located at the**
8 **intersection of East Evans Avenue and South Clermont 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-0000250-001:**

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

22 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY
23 OF DENVER, RECORDED ON THE 25TH DAY OF FEBRUARY, 2026, AT RECEPTION NUMBER
24 2026021331 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER’S OFFICE,
25 STATE OF COLORADO, DESCRIBED AS FOLLOWS:

26
27 A PORTION OF BLOCK 6, WARREN'S UNIVERSITY HEIGHTS, LOCATED IN THE NORTHWEST
28 QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL
29 MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE
30 PARTICULARLY DESCRIBED AS FOLLOWS:

31

1 CONSIDERING THE EAST-WEST CENTERLINE OF SAID SECTION 30 TO BEAR NORTH
2 89°32'22" EAST, A DISTANCE OF 2,550.37 FEET BETWEEN A FOUND 3 1/4" ALUMINUM CAP
3 STAMPED "COLORADO DEPARTMENT OF HIGHWAYS T4S 1/4 R68W R67W S25 S30 1991 PLS
4 11434" IN A RANGE BOX AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A
5 FOUND 2 1/2" ALUMINUM CAP STAMPED "P.W.S.I. T4S R67W C1/4 S30 2002 LS 28669" IN A
6 RANGE BOX AT THE CENTER QUARTER CORNER OF SAID SECTION 30, WITH ALL
7 BEARINGS CONTAINED HEREIN RELATIVE THERETO.

8
9 COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 30; THENCE NORTH
10 56°45'47" EAST, A DISTANCE OF 1,861.66 FEET TO A POINT ON THE WESTERLY LINE OF
11 BLOCK 6, WARREN'S UNIVERSITY HEIGHTS AND THE POINT OF BEGINNING; THENCE
12 ALONG SAID WESTERLY LINE OF BLOCK 6, NORTH 00°18'07" WEST, A DISTANCE OF 255.99
13 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST EVANS AVENUE,
14 ALSO BEING A POINT ON THE SOUTHERLY LINE OF CDOT PARCEL NO. 108 DESCRIBED AT
15 RECEPTION NO. 2001194599 AND A POINT OF NON-TANGENT CURVATURE; THENCE
16 ALONG SAID SOUTHERLY LINE, 5.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT,
17 HAVING A RADIUS OF 20.50 FEET, AN INCLUDED ANGLE OF 14°00'05" AND SUBTENDED BY
18 A CHORD BEARING NORTH 28°01'58" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH
19 87°25'04" EAST, A DISTANCE OF 1.00 FEET; THENCE SOUTH 46°08'24" WEST, A DISTANCE
20 OF 1.89 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 2.00 FEET EASTERLY
21 THEREFROM, SAID WESTERLY LINE OF BLOCK 6, SOUTH 00°18'07" EAST, A DISTANCE OF
22 259.04 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 2 DESCRIBED AT RECEPTION
23 NO. 2020067967; THENCE ALONG NORTHERLY LINE OF SAID PARCEL 2, SOUTH 89°30'55"
24 WEST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING;

25
26 CONTAINING 517 SQUARE FEET OR 0.012 ACRES, MORE OR LESS
27 be and the same is hereby approved and said real property is hereby laid out and established and
28 declared laid out, opened and established as South Clermont Street.

29 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known
30 as South Clermont Street.

31 **Section 3.** That the action of the Executive Director of the Department of Transportation
32 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of

1 the municipality the following described portion of real property situate, lying and being in the City
2 and County of Denver, State of Colorado, to wit:

3 **PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000250-002:**

4 **LAND DESCRIPTION – STREET PARCEL NO. 2**

5 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY
6 OF DENVER, RECORDED ON THE 25TH DAY OF FEBRUARY, 2026, AT RECEPTION NUMBER
7 2026021331 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
8 STATE OF COLORADO, DESCRIBED AS FOLLOWS:

9

10 A PORTION OF BLOCK 6, WARREN'S UNIVERSITY HEIGHTS, LOCATED IN THE NORTHWEST
11 QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL
12 MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE
13 PARTICULARLY DESCRIBED AS FOLLOWS:

14

15 CONSIDERING THE EAST-WEST CENTERLINE OF SAID SECTION 30 TO BEAR NORTH
16 89°32'22" EAST, A DISTANCE OF 2,550.37 FEET BETWEEN A FOUND 3 1/4" ALUMINUM CAP
17 STAMPED "COLORADO DEPARTMENT OF HIGHWAYS T4S 1/4 R68W R67W S25 S30 1991 PLS
18 11434" IN A RANGE BOX AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A
19 FOUND 2 1/2" ALUMINUM CAP STAMPED "P.W.S.I. T4S R67W C1/4 S30 2002 LS 28669" IN A
20 RANGE BOX AT THE CENTER QUARTER CORNER OF SAID SECTION 30, WITH ALL
21 BEARINGS CONTAINED HEREIN RELATIVE THERETO.

22

23 COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 30; THENCE NORTH
24 56°45'47" EAST, A DISTANCE OF 1,861.66 FEET TO A POINT ON THE WESTERLY LINE OF
25 BLOCK 6, WARREN'S UNIVERSITY HEIGHTS; THENCE ALONG SAID WESTERLY LINE OF
26 BLOCK 6, NORTH 00°18'07" WEST, A DISTANCE OF 255.99 FEET TO A POINT ON THE
27 SOUTHERLY RIGHT-OF-WAY LINE OF EAST EVANS AVENUE, ALSO BEING A POINT ON THE
28 SOUTHERLY LINE OF CDOT PARCEL NO. 108 DESCRIBED AT RECEPTION NO. 2001194599
29 AND A POINT OF NON-TANGENT CURVATURE; THENCE ALONG SAID SOUTHERLY LINE,
30 5.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.50 FEET,

1 AN INCLUDED ANGLE OF 14°00'05" AND SUBTENDED BY A CHORD BEARING NORTH
2 28°01'58" EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING;
3 THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING
4 TWO (2) COURSES:
5 1) 20.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.50
6 FEET, AN INCLUDED ANGLE OF 57°32'55" AND SUBTENDED BY A CHORD BEARING NORTH
7 63°48'28" EAST, A DISTANCE OF 19.74 FEET;
8 2) THENCE SOUTH 87°25'04" EAST, A DISTANCE OF 129.93 FEET TO A POINT ON THE
9 WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25;
10 THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 50°18'48" EAST, A
11 DISTANCE OF 15.75 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 9.50 FEET
12 SOUTHERLY THEREFROM, SAID SOUTHERLY LINE OF CDOT PARCEL NO. 108, NORTH
13 87°25'04" WEST, A DISTANCE OF 159.79 FEET TO THE POINT OF BEGINNING;

14

15 CONTAINING 1,410 SQUARE FEET OR 0.032 ACRES, MORE OR LESS

16 be and the same is hereby approved and said real property is hereby laid out and established and
17 declared laid out, opened and established as East Evans Avenue.

18 **Section 4.** That the real property described in Section 3 hereof shall henceforth be known
19 as East Evans Avenue.

20 **REMAINDER OF PAGE INTENTIONALLY BLANK**

21

1 COMMITTEE APPROVAL DATE: March 18, 2026 by Consent

2 MAYOR-COUNCIL DATE: March 24, 2026

3 PASSED BY THE COUNCIL: _____

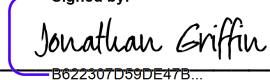
4 _____ - PRESIDENT

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

8 PREPARED BY: Bradley A. Beck, Assistant City Attorney DATE: March 26, 2026

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 Miko Ando Brown, Denver City Attorney

15 BY: ^{Signed by:}  _____, Assistant City Attorney
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DATE: 3/25/2026 | 3:06 PM MDT