

1 **BY AUTHORITY**

2 RESOLUTION NO. CR24-0529
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 Fairfax Street, located near the intersection of North Fairfax**
7 **Street and East 29th Avenue; and 2) Public Alley, bounded by North Fairfax**
8 **Street, East 28th Avenue, North Elm Street, and East 29th Avenue.**

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 a public alley
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 a public alley;

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. 2020-DEDICATION-0000176-001:**

21 **LAND DESCRIPTION – STREET PARCEL #1:**

22
23 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND
24 COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF MAY, 2021, AT RECEPTION
25 NUMBER 2021089529 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S
26 OFFICE, STATE OF COLORADO, THEREIN AS:

27
28 A PORTION OF LOTS 37-46 BEING 2 (TWO) FEET IN WIDTH, BLOCK 10, PARK HILL ANNEX
29 SUBDIVISION, BEING PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 30,
30 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER,
31 STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

32
33 **COMMENCING** AT A FOUND 2.5" ALUMINUM CAP, ILLEGIBLE, AT THE INTERSECTION OF
34 EAST 29TH AVENUE AND NORTH FAIRFAX STREET; THENCE S24°11'03"W A DISTANCE OF
35 98.86 FEET TO THE NORTHEAST CORNER OF LOT 46, BEING THE **POINT OF BEGINNING;**
36

1 THENCE S00°00'00"E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH FAIRFAX
2 STREET A DISTANCE OF 250.05 FEET TO THE SOUTHEAST CORNER OF LOT 37, BLOCK
3 10, PARK HILL ANNEX SUBDIVISION;
4
5 THENCE S89°45'16"W ALONG THE SOUTH LINE OF SAID LOT 37 A DISTANCE OF 2.00 FEET;
6
7 THENCE N00°00'00"E A DISTANCE OF 250.05 FEET TO A POINT ON THE NORTH LINE OF
8 SAID LOT 46, BLOCK 10, PARK HILL ANNEX SUBDIVISION;
9
10 THENCE N89°45'16" E ALONG THE SAID NORTH LINE OF SAID LOT 46, A DISTANCE OF 2.00
11 FEET TO THE **POINT OF BEGINNING.**

12
13 CONTAINING 500.10 ± SQUARE FEET (0.011 ± ACRES); MORE OR LESS.

14
15 **BASIS OF BEARINGS:**

16
17 BEARINGS ARE BASED ON 19.5' RANGE LINE IN NORTH FAIRFAX STREET BETWEEN A
18 FOUND 2.5" ALUMINUM CAP (ILLEGIBLE) IN THE INTERSECTION OF NORTH FAIRFAX ST.
19 AND EAST 29TH AVENUE AND A FOUND 2.5" ALUMINUM CAP (ILLEGIBLE) IN THE
20 INTERSECTION OF NORTH FAIRFAX ST. AND EAST 28TH AVENUE. ASSUMED TO BEAR
21 SOUTH 00° 00' 00" 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 Fairfax Street.

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

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. 2020-DEDICATION-0000176-002:**

31 **LAND DESCRIPTION - ALLEY PARCEL #2:**

32
33 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND
34 COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF MAY, 2021, AT RECEPTION
35 NUMBER 2021089529 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S
36 OFFICE, STATE OF COLORADO, THEREIN AS:

37
38 A PORTION OF LOTS 37-46 BEING 2 (TWO) FEET IN WIDTH, BLOCK 10, PARK HILL ANNEX
39 SUBDIVISION, SOUTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE
40 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING
41 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
42

1 **COMMENCING** AT A FOUND 2.5" ALUMINUM CAP, ILLEGIBLE, AT THE INTERSECTION OF
2 EAST 29TH AVENUE AND NORTH FAIRFAX STREET; THENCE S60°59'24"W A DISTANCE OF
3 187.05 FEET TO A POINT ON THE NORTH LINE OF LOT 46, BEING 2 (TWO) FEET EAST OF
4 THE NORTHWEST CORNER OF SAID LOT 46, OF BLOCK 10, PARK HILL ANNEX
5 SUBDIVISION, BEING THE **POINT OF BEGINNING**;

6
7 THENCE S00°00'00"E A DISTANCE OF 250.05 FEET TO A POINT ON THE SOUTH LINE OF
8 SAID LOT 37, BLOCK 10, PARK HILL ANNEX SUBDIVISION;

9
10 THENCE S89°45'16"W ALONG SAID SOUTH LINE OF LOT 37 A DISTANCE OF 2.00 FEET TO
11 THE SOUTHWEST CORNER OF SAID LOT 37;

12
13 THENCE N00°00'00"E A DISTANCE OF 250.05 FEET TO THE NORTHWEST CORNER OF SAID
14 LOT 46, BLOCK 10, PARK HILL ANNEX SUBDIVISION;

15
16 THENCE N89°45'16" E ALONG THE NORTH LINE OF SAID LOT 46, 2.00 FEET TO THE **POINT**
17 **OF BEGINNING**.

18
19 CONTAINING 500.10 ± SQUARE FEET (0.011 ± ACRES); MORE OR LESS.

20
21 **BASIS OF BEARINGS:**

22
23 BEARINGS ARE BASED ON 19.5' RANGE LINE IN NORTH FAIRFAX STREET BETWEEN A
24 FOUND 2.5" ALUMINUM CAP (ILLEGIBLE) IN THE INTERSECTION OF NORTH FAIRFAX ST.
25 AND EAST 29TH AVENUE AND A FOUND 2.5" ALUMINUM CAP (ILLEGIBLE) IN THE
26 INTERSECTION OF NORTH FAIRFAX ST. AND EAST 28TH AVENUE. ASSUMED TO BEAR
27 SOUTH 00° 00' 00" EAST.

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

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

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

1 COMMITTEE APPROVAL DATE: April 23, 2024 by Consent

2 MAYOR-COUNCIL DATE: April 30, 2024

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 2, 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: May 2, 2024