

**BY AUTHORITY**

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RESOLUTION NO. CR26-0181  
SERIES OF 2026

COMMITTEE OF REFERENCE:  
South Platte River

**A RESOLUTION**

**Laying out, opening and establishing as part of the City street system parcels of land as: 1) West Evans Avenue, located at the intersection of West Evans Avenue and South Bannock Street; 2) South Cherokee Street, located at the intersection of South Cherokee Street and West Evans Avenue; 3) South Bannock Street, located at the intersection of South Bannock Street and West Evans Avenue; and 4) Public Alley, bounded by West Evans Avenue, South Cherokee Street, West Asbury Avenue, and South Bannock Street.**

**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 and a public alley 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 and a public alley;

**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. 2022-DEDICATION-0000176-001:**

LEGAL DESCRIPTION – STREET PARCEL # 1  
PARCEL ONE OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF JANUARY, 2026, AT RECEPTION NUMBER 2026006394 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER’S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 16 TO 40 AND A PORTION THE SOUTH 5 FEET OF LOT 15, AND A PORTION OF THE VACATED ALLEY ADJACENT TO LOTS 16 TO 33, AND THE SOUTH 5 FEET OF LOTS 15 AND 34, BLOCK 6, ROSEDALE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY

1 OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS  
2 FOLLOWS:

3

4 BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE  
5 PLANE COORDINATE SYSTEM, CENTRAL ZONE (502), NORTH AMERICAN DATUM 1983  
6 (2011), BASED ON GPS OBSERVATION USING TRIMBLE VRS NETWORK AND IS  
7 REFERENCED TO THE 20' RANGE LINE IN SOUTH CHEROKEE STREET, BETWEEN WEST  
8 EVANS AVENUE AND WEST ASBURY AVENUE, MONUMENTED WITH A 3/4" REBAR, LENGTH  
9 UNKNOWN, AND 2 1/2" ALUMINUM CAP IN RANGE BOX STAMPED PLS 16116 AT THE SOUTH  
10 END AND A 3/4" REBAR, LENGTH UNKNOWN, AND 2 1/2" ALUMINUM CAP IN RANGE BOX  
11 STAMPED WILSON & COMPANY, LS 37066 AT THE NORTH END, BEARING NORTH 0°13'28"  
12 WEST, A DISTANCE OF 659.83 FEET.

13

14 PARCEL ONE:

15 BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 6;  
16 THENCE NORTH 89°33'01" EAST, 266.09 FEET ALONG NORTH RIGHT-OF-WAY LINE OF WEST  
17 EVANS AVENUE TO THE SOUTHEAST CORNER OF SAID BLOCK 6;  
18 THENCE NORTH 0°14'38" WEST, 14.00 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF  
19 SOUTH BANNOCK STREET;  
20 THENCE SOUTH 89°33'01" WEST, 266.09 FEET TO A POINT ON THE EAST RIGHT-OF-WAY  
21 LINE OF SOUTH CHEROKEE STREET;  
22 THENCE SOUTH 0°13'28" EAST, 14.00 FEET, ALOG SAID EAST LINE TO THE POINT OF  
23 BEGINNING.

24 CONTAINING 3,725 SQUARE FEET, MORE OR LESS

25 be and the same is hereby approved and said real property is hereby laid out and established and  
26 declared laid out, opened and established as West Evans Avenue.

27 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known  
28 as West Evans Avenue.

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

33 **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000176-002:**

1 LEGAL DESCRIPTION – STREET PARCEL # 2

2 PARCEL ONE OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND  
3 COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF JANUARY, 2026, AT RECEPTION  
4 NUMBER 2026006394 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S  
5 OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

6  
7 A PORTION OF LOTS 16 TO 40 AND A PORTION THE SOUTH 5 FEET OF LOT 15, AND A  
8 PORTION OF THE VACATED ALLEY ADJACENT TO LOTS 16 TO 33, AND THE SOUTH 5 FEET  
9 OF LOTS 15 AND 34, BLOCK 6, ROSEDALE, SITUATED IN THE NORTHWEST QUARTER OF  
10 SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY  
11 OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS  
12 FOLLOWS:

13  
14 BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE  
15 PLANE COORDINATE SYSTEM, CENTRAL ZONE (502), NORTH AMERICAN DATUM 1983  
16 (2011), BASED ON GPS OBSERVATION USING TRIMBLE VRS NETWORK AND IS  
17 REFERENCED TO THE 20' RANGE LINE IN SOUTH CHEROKEE STREET, BETWEEN WEST  
18 EVANS AVENUE AND WEST ASBURY AVENUE, MONUMENTED WITH A 3/4" REBAR, LENGTH  
19 UNKNOWN, AND 2 1/2" ALUMINUM CAP IN RANGE BOX STAMPED PLS 16116 AT THE SOUTH  
20 END AND A 3/4" REBAR, LENGTH UNKNOWN, AND 2 1/2" ALUMINUM CAP IN RANGE BOX  
21 STAMPED WILSON & COMPANY, LS 37066 AT THE NORTH END, BEARING NORTH 0°13'28"  
22 WEST, A DISTANCE OF 659.83 FEET.

23  
24 PARCEL TWO:  
25 COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 6;  
26 THENCE NORTH 0°13'28" WEST, 14.00 FEET, ALOG THE EAST RIGHT-OF-WAY LINE OF  
27 SOUTH CHEROKEE STREET TO THE POINT OF BEGINNING;  
28 THENCE CONTINUING ALONG SAID EAST LINE NORTH 0°13'28" WEST, 215.94 FEET TO A  
29 POINT 5 FEET NORTH OF THE SOUTH LINE OF LOT 15;  
30 THENCE DEPARTING SAID EAST LINE, NORTH 89°32'18" EAST, 2.00 FEET;  
31 THENCE SOUTH 0°13'28" EAST, 215.94 FEET, AND PARALLEL WITH SAID EAST LINE TO A  
32 POINT 14 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF WEST EVANS AVENUE;  
33 THENCE SOUTH 89°33'01" WEST, 2.00 FEET TO THE POINT OF BEGINNING.

1 CONTAINING 432 SQUARE FEET, MORE ORLESS  
2 be and the same is hereby approved and said real property is hereby laid out and established and  
3 declared laid out, opened and established as South Cherokee Street.

4 **Section 4.** That the real property described in Section 3 hereof shall henceforth be known  
5 as South Cherokee Street.

6 **Section 5.** That the action of the Executive Director of the Department of Transportation  
7 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of  
8 the municipality the following described portion of real property situate, lying and being in the City  
9 and County of Denver, State of Colorado, to wit:

10 **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000176-003:**

11 LEGAL DESCRIPTION – STREET PARCEL # 3  
12 PARCEL ONE OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND  
13 COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF JANUARY, 2026, AT RECEPTION  
14 NUMBER 2026006394 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S  
15 OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

16  
17 A PORTION OF LOTS 16 TO 40 AND A PORTION THE SOUTH 5 FEET OF LOT 15, AND A  
18 PORTION OF THE VACATED ALLEY ADJACENT TO LOTS 16 TO 33, AND THE SOUTH 5 FEET  
19 OF LOTS 15 AND 34, BLOCK 6, ROSEDALE, SITUATED IN THE NORTHWEST QUARTER OF  
20 SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY  
21 OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS  
22 FOLLOWS:

23  
24 BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE  
25 PLANE COORDINATE SYSTEM, CENTRAL ZONE (502), NORTH AMERICAN DATUM 1983  
26 (2011), BASED ON GPS OBSERVATION USING TRIMBLE VRS NETWORK AND IS  
27 REFERENCED TO THE 20' RANGE LINE IN SOUTH CHEROKEE STREET, BETWEEN WEST  
28 EVANS AVENUE AND WEST ASBURY AVENUE, MONUMENTED WITH A 3/4" REBAR, LENGTH  
29 UNKNOWN, AND 2 1/2" ALUMINUM CAP IN RANGE BOX STAMPED PLS 16116 AT THE SOUTH  
30 END AND A 3/4" REBAR, LENGTH UNKNOWN, AND 2 1/2" ALUMINUM CAP IN RANGE BOX  
31 STAMPED WILSON & COMPANY, LS 37066 AT THE NORTH END, BEARING NORTH 0°13'28"  
32 WEST, A DISTANCE OF 659.83 FEET.

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PARCEL THREE:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 6;  
THENCE NORTH 0°14'38" WEST, 14.00 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF  
SOUTH BANNOCK STREET TO THE POINT OF BEGINNING;  
THENCE SOUTH 89°33'01" WEST, 2.00 FEET;  
THENCE NORTH 0°14'38" WEST, 386.00 FEET, AND PARALLEL WITH SAID WEST LINE TO A  
POINT ON THE NORTH LINE OF LOT 40.  
THENCE NORTH 89°31'44" EAST, 2.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE  
OF SOUTH BANNOCK STREET;  
THENCE SOUTH 0°14'38" EAST, 386.00 FEET, ALONG SAID WEST LINE TO THE POINT OF  
BEGINNING.

CONTAINING 772 SQUARE FEET, MORE OR LESS.

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 South Bannock Street.

**Section 6.** That the real property described in Section 5 hereof shall henceforth be known  
as South Bannock Street.

**Section 7.** 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. 2022-DEDICATION-0000176-004:**

LEGAL DESCRIPTION – ALLEY PARCEL # 4  
PARCEL ONE OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND  
COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF JANUARY, 2026, AT RECEPTION  
NUMBER 2026006394 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S  
OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 16 TO 40 AND A PORTION THE SOUTH 5 FEET OF LOT 15, AND A  
PORTION OF THE VACATED ALLEY ADJACENT TO LOTS 16 TO 33, AND THE SOUTH 5 FEET  
OF LOTS 15 AND 34, BLOCK 6, ROSEDALE, SITUATED IN THE NORTHWEST QUARTER OF  
SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY

1 OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS  
2 FOLLOWS:

3  
4 BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE  
5 PLANE COORDINATE SYSTEM, CENTRAL ZONE (502), NORTH AMERICAN DATUM 1983  
6 (2011), BASED ON GPS OBSERVATION USING TRIMBLE VRS NETWORK AND IS  
7 REFERENCED TO THE 20' RANGE LINE IN SOUTH CHEROKEE STREET, BETWEEN WEST  
8 EVANS AVENUE AND WEST ASBURY AVENUE, MONUMENTED WITH A 3/4" REBAR, LENGTH  
9 UNKNOWN, AND 2 1/2" ALUMINUM CAP IN RANGE BOX STAMPED PLS 16116 AT THE SOUTH  
10 END AND A 3/4" REBAR, LENGTH UNKNOWN, AND 2 1/2" ALUMINUM CAP IN RANGE BOX  
11 STAMPED WILSON & COMPANY, LS 37066 AT THE NORTH END, BEARING NORTH 0°13'28"  
12 WEST, A DISTANCE OF 659.83 FEET.

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14 PARCEL FOUR:  
15 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 40;  
16 THENCE SOUTH 0°14'03" EAST, 169.98 FEET, ALONG THE EAST LINE OF ALLEY DESCRIBED  
17 IN BOOK 7, PAGE 35 TO A POINT 5 FEET NORTH OF THE NORTHWEST CORNER OF LOT 33  
18 ;  
19 THENCE NORTH 89°32'18" EAST, 16.00 FEET;  
20 THENCE NORTH 0°14'03" WEST, 60.00 FEET AND PARALLEL WITH SAID EAST LINE OF THE  
21 ALLEY;  
22 THENCE NORTH 28°32'06" WEST, 29.53 FEET TO A POINT 2.00 FEET EAST OF SAID EAST  
23 LINE OF THE ALLEY;  
24 THENCE NORTH 0°14'03" WEST, 83.92 FEET AND PARALLEL WITH SAID EAST LINE OF THE  
25 ALLEY, TO A POINT ON THE NORTH LINE OF SAID LOT 40; THENCE SOUTH 89°31'44" WEST,  
26 2.00 FEET TO THE POINT OF BEGINNING.  
27 CONTAINING 1,362 SQUARE FEET, MORE OR LESS.

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 8.** That the real property described in Section 7 hereof shall henceforth be known  
31 as a public alley.

32 **REMAINDER OF PAGE INTENTIONALLY BLANK**

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1 COMMITTEE APPROVAL DATE: February 25, 2026 by Consent  
2 MAYOR-COUNCIL DATE: March 3, 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 5, 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:  \_\_\_\_\_, Assistant City Attorney DATE: 3/4/2026 | 9:46 AM MST  
16 B022907D59DE47B...