

1 **BY AUTHORITY**

2 RESOLUTION NO. CR17-0791  
3 SERIES OF 2017

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Laying out, opening and establishing as part of the City street system a parcel**  
6 **of land as West 14th Avenue near the intersection of West 14th Avenue and**  
7 **Grove Street.**

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

13 **BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

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

18 **PARCEL DESCRIPTION ROW 2016-DEDICATION-0000073-001:**

19 A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded  
20 on the 30th day of December, 2016, at Reception No. 2016183668 in the City and County of  
21 Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as  
22 follows:

23  
24 A PARCEL OF LAND LOCATED WITHIN BLOCK A AND BLOCK B, NEW AVONDALE, A  
25 RECORDED SUBDIVISION AT RECEPTION NO. 75861, IN PLAT BOOK 25, PAGE 2 OF THE  
26 OFFICIAL CITY AND COUNTY OF DENVER RECORDS, SITUATED IN THE NORTHWEST  
27 QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH  
28 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE  
29 PARTICULARLY DESCRIBED AS FOLLOWS:

30  
31 COMMENCING FROM THE CITY AND COUNTY OF DENVER RANGE POINT LOCATED  
32 WITHIN WEST 14TH AVENUE APPROXIMATELY 310.0 FEET EAST OF THE INTERSECTION  
33 OF IRVING STREET AND WEST 14TH AVENUE, BEING A 3" BRASS DISC IN A RANGE BOX  
34 STAMPED "PLS 38035",

35  
36 THENCE NORTH 60°09'28" EAST, A DISTANCE OF 37.74 FEET TO THE NORTH RIGHT OF  
37 WAY LINE OF WEST 14TH AVENUE AS SHOWN ON SAID PLAT OF NEW AVONDALE OF THE  
38 AFOREMENTIONED RECORDS, SAID POINT BEING THE SOUTHWEST CORNER OF A  
39 RECIPROCAL EASEMENT AS DESCRIBED AT RECEPTION NO. 2011026782, SAID POINT  
40 ALSO BEING THE POINT OF BEGINNING;

1 THENCE NORTH 00°30'44" WEST COINCIDENT WITH THE WEST LINE OF SAID  
2 RECIPROCAL EASEMENT, A DISTANCE OF 1.00 FEET TO A NON-TANGENT POINT OF  
3 CURVE;  
4  
5 THENCE 208.19 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT  
6 PARALLEL WITH AND 1.00 FOOT NORTH OF SAID NORTH RIGHT OF WAY LINE, SAID  
7 CURVE HAVING A CENTRAL ANGLE OF 33°08'07", A RADIUS OF 360.00 FEET, WHOSE  
8 CHORD BEARS SOUTH 68°42'01" EAST, A DISTANCE OF 205.31 FEET;  
9  
10 THENCE SOUTH 52°07'57" EAST PARALLEL WITH AND 1.00 FOOT NORTH OF SAID NORTH  
11 RIGHT OF WAY LINE, A DISTANCE OF 202.91 FEET TO A POINT ON THE EAST LINE OF THE  
12 EXCEPTED PARCEL OF RESUBDIVISION OF BLOCK B, NEW AVONDALE AS DESCRIBED AT  
13 RECEPTION NUMBER 072460;  
14  
15 THENCE SOUTH 32°31'41" WEST ALONG SAID EAST LINE, A DISTANCE OF 1.00 FEET TO A  
16 POINT ON SAID NORTH RIGHT OF WAY LINE, SAID POINT ALSO BEING THE SOUTHEAST  
17 CORNER OF SAID EXCEPTED PARCEL;  
18  
19 THENCE COINCIDENT WITH SAID NORTH RIGHT OF WAY LINE THE FOLLOWING TWO (2)  
20 COURSES:  
21  
22 (1) NORTH 52°07'57" WEST, A DISTANCE OF 203.00 FEET TO A NON TANGENT POINT OF  
23 CURVE;  
24  
25 (2) 207.53 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A  
26 CENTRAL ANGLE OF 33°07'20" AND A RADIUS OF 359.00 FEET, WHOSE CHORD BEARS  
27 NORTH 68°41'37" WEST, A DISTANCE OF 204.66 FEET TO THE POINT OF BEGINNING.  
28  
29 SAID PARCEL OF LAND CONTAINS 409 SQUARE FEET, MORE OR LESS.  
30  
31 BEARINGS ARE BASED ON THE ASSUMPTION THAT THE (20') EAST/WEST RANGE LINE  
32 WITHIN WEST 14TH AVE., COMMENCING AT THE INTERSECTION OF IRVING STREET,  
33 BEARS NORTH 89°29'16" EAST WITH ALL BEARING RELATIVE THERETO, AS  
34 MONUMENTED AT SAID INTERSECTION WITH A 1" HEXAGONAL BOLT IN RANGE BOX;  
35 SECOND RANGE POINT APPROXIMATELY 310.5' MORE OR LESS EAST OF SAID  
36 INTERSECTION, ALSO BEING A POINT OF CURVATURE, AS MONUMENTED WITH A 3"  
37 BRASS CAP STAMPED "DENVER RANGE POINT/ PLS 38035"  
38

39 be and the same is hereby approved and said real property is hereby laid out and established and  
40 declared laid out, opened and established as West 14th Avenue.

41 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known  
42 as West 14th Avenue.

43 **REMAINDER OF PAGE INTENTIONALLY BLANK**

1 COMMITTEE APPROVAL DATE: July 25, 2017 by Consent

2 MAYOR-COUNCIL DATE: August 1, 2017

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: Brent A. Eisen, Assistant City Attorney DATE: August 3, 2017

9 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the Office of  
10 the 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 Kristin M. Bronson, Denver City Attorney

15  
16 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_