

**BY AUTHORITY**

RESOLUTION NO. CR25-1250

COMMITTEE OF REFERENCE:

SERIES OF 2025

Transportation and Infrastructure

**A RESOLUTION**

**Laying out, opening and establishing as part of the City street system parcels of land as: 1) South Quebec Street, located near the intersection of Leetsdale Drive and South Quebec Street; and 2) South Quebec Street, located near the intersection of Leetsdale Drive and South Quebec 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 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;

**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. 2024-DEDICATION-0000181-001:**

**LAND DESCRIPTION – STREET PARCEL 1:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 8TH DAY OF AUGUST, 2025, AT RECEPTION NUMBER 2025078820 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOT 3, DENVER ASSESSOR'S PARCEL RECONFIGURATION RECORDED AT RECEPTION NO. 2023096071 IN THE CITY & COUNTY OF DENVER CLERK AND RECORDER OFFICE, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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2 BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE

3 PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARING

4 IS BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST

5 QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL

6 MERIDIAN, AND IS CONSIDERED TO BEAR S00°23'11"E, MONUMENTED ON THE NORTH END

7 OF THE LINE BY A FOUND 3.25" ALUMINUM CAP STAMPED, "D.W.D. PLS 16398 1995, S1/16

8 S17/S16, T4S R67W" IN A RANGE BOX, AND ON THE SOUTH END OF THE LINE BY A FOUND

9 3.25" BRASS CAP STAMPED, "D.W.D. PLS 16398, S17/S16/S20/S21 T4S R67W, 1988" IN A

10 RANGE BOX.

11

12 COMMENCING AT THE SOUTH 1/16 CORNER FOR SAID SECTION 17;

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14 THENCE WITH SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST

15 QUARTER OF SECTION 17, S00°23'11"E, A DISTANCE OF 796.12 FEET;

16

17 THENCE S89°36'49"W, A DISTANCE OF 60.00 FEET TO THE WEST RIGHT OF WAY LINE OF

18 SOUTH QUEBEC STREET, BEING THE NORTHEAST CORNER OF SAID LOT 3, AND BEING

19 THE POINT OF BEGINNING;

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21 THENCE WITH SAID WEST RIGHT OF WAY LINE, S00°23'11"E, A DISTANCE OF 175.31 FEET

22 TO THE SOUTHEAST CORNER OF SAID LOT 3;

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24 THENCE WITH THE SOUTH LINE OF SAID LOT 3, S89°38'24"W, A DISTANCE OF 4.00 FEET;

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26 THENCE N00°23'11"W, A DISTANCE OF 177.20 FEET TO THE NORTH LINE OF SAID LOT 3;

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28 THENCE WITH THE NORTH LINE OF SAID LOT 3, S65°04'29"E, A DISTANCE OF 4.42 FEET TO

29 THE POINT OF BEGINNING.

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31 THE ABOVE DESCRIPTION CONTAINS 705 SQUARE FEET OR 0.02 ACRES, MORE OR LESS

32 be and the same is hereby approved and said real property is hereby laid out and established and

33 declared laid out, opened and established as South Quebec Street.

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

**Section 3.** 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. 2024-DEDICATION-0000181-002:**

**LAND DESCRIPTION – STREET PARCEL 2:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 8TH DAY OF AUGUST, 2025, AT RECEPTION NUMBER 2025078820 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOT 1, DENVER ASSESSOR'S PARCEL RECONFIGURATION RECORDED AT RECEPTION NO. 2021042042 IN THE CITY & COUNTY OF DENVER CLERK AND RECORDER OFFICE, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARING IS BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND IS CONSIDERED TO BEAR S00°23'11"E, MONUMENTED ON THE NORTH END OF THE LINE BY A FOUND 3.25" ALUMINUM CAP STAMPED, "D.W.D. PLS 16398 1995, S1/16 S17/S16, T4S R67W" IN A RANGE BOX, AND ON THE SOUTH END OF THE LINE BY A FOUND 3.25" BRASS CAP STAMPED, "D.W.D. PLS 16398, S17/S16/S20/S21 T4S R67W, 1988" IN A RANGE BOX.

COMMENCING AT THE SOUTH 1/16 CORNER FOR SAID SECTION 17;

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THENCE WITH SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, S00°23'11"E, A DISTANCE OF 971.43 FEET;

THENCE S89°36'49"W, A DISTANCE OF 60.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH QUEBEC STREET, BEING THE SOUTHEAST CORNER OF LOT 3, DENVER ASSESSOR'S PARCEL RECONFIGURATION RECORDED AT RECEPTION NO. 2023096071, AND BEING THE POINT OF BEGINNING;

THENCE WITH SAID WEST RIGHT OF WAY LINE, S00°23'11"E, A DISTANCE OF 100.00 FEET;

THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, S89°36'49"W, A DISTANCE OF 4.00 FEET;

THENCE N00°23'11"W, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF SAID LOT 3;

THENCE WITH THE SOUTH LINE OF SAID LOT 3, N89°38'24"E, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 400 SQUARE FEET OR 0.01 ACRES, 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 Quebec Street.

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

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1 COMMITTEE APPROVAL DATE: September 3, 2025 by Consent

2 MAYOR-COUNCIL DATE: September 9, 2025

3 PASSED BY THE COUNCIL: \_\_\_\_\_

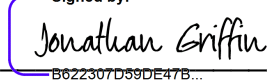
4 \_\_\_\_\_ - PRESIDENT

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: September 11, 2025

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 Katie J. McLoughlin, Interim City Attorney  
15 Signed by:

16 BY: , Assistant City Attorney DATE: 9/10/2025 | 2:43 PM MDT  
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