

1 **BY AUTHORITY**

2 RESOLUTION NO. CR20-1053  
3 SERIES OF 2020

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 East Warren Avenue located near the intersection of East Warren**  
7 **Avenue and South Cherry Street; and, a parcel of land as South Clermont Street**  
8 **located near the intersection of South Clermont Street and East Warren 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 designated as part of  
12 the 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 a public street;

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 portions 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-0000020-001:**

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

22 THAT PARCEL OF LAND AS DESCRIBED IN EXHIBIT "A" IN SPECIAL WARRANTY DEED TO  
23 THE CITY AND COUNTY OF DENVER, RECORDED ON THE 20TH DAY OF MAY, 2020, AT  
24 RECEPTION NUMBER 2020067967 IN THE CITY AND COUNTY OF DENVER CLERK AND  
25 RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

26 A PORTION OF BLOCKS 6 AND 7, WARREN'S UNIVERSITY HEIGHTS, AND A PORTION OF  
27 VACATED SOUTH CHERRY STREET RIGHT-OF-WAY, AS RECORDED AT ORDINANCE NO.  
28 20191064, LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH,  
29 RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE  
30 OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

31 CONSIDERING THE EAST-WEST CENTERLINE OF SAID SECTION 30 TO BEAR NORTH  
32 89°32'22" EAST, A DISTANCE OF 2550.37 FEET BETWEEN A FOUND 3 1/4" ALUMINUM CAP  
33 STAMPED "COLORADO DEPARTMENT OF HIGHWAYS T4S 1/4 R68W R67W S25 S30 1991 PLS  
34 11434" IN A RANGE BOX AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A  
35 FOUND 2 1/2" ALUMINUM CAP STAMPED "P.W.S.I. T4S R67W C1/4 S30 2002 LS 28669" IN A

1 RANGE BOX AT THE CENTER QUARTER CORNER OF SAID SECTION 30, WITH ALL  
2 BEARINGS CONTAINED HEREIN RELATIVE THERETO.

3 COMMENCING AT SAID WEST QUARTER CORNER; THENCE NORTH 65°42'53" EAST, A  
4 DISTANCE OF 1710.11 FEET TO THE SOUTHWESTERLY CORNER OF BLOCK 6, WARREN'S  
5 UNIVERSITY HEIGHTS; THENCE ALONG THE SOUTHERLY LINE OF LOT 24, BLOCK 6, NORTH  
6 89°30'55" EAST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG  
7 A LINE PARALLEL WITH AND 2.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID BLOCK  
8 6, NORTH 00°18'07" WEST, A DISTANCE OF 2.00 FEET; THENCE ALONG A LINE PARALLEL  
9 WITH AND 2.0 FEET NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF EAST  
10 WARREN AVENUE, NORTH 89°30'55" EAST, A DISTANCE OF 604.03 FEET TO A POINT ON  
11 THE SOUTHWESTERLY LINE OF INTERSTATE 25 RIGHT-OF-WAY; THENCE ALONG SAID  
12 SOUTHWESTERLY LINE, SOUTH 33°26'59" EAST, A DISTANCE OF 2.38 FEET TO A POINT ON  
13 SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST WARREN AVENUE; THENCE ALONG SAID  
14 NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°30'55" WEST, A DISTANCE OF 605.33 FEET  
15 TO THE POINT OF BEGINNING;

16 CONTAINING 1,209 SQ. FT. OR 0.03 ACRES, MORE OR LESS

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

19 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known  
20 as East Warren Avenue.

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

25 **PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-000020-002:**

26 THAT PARCEL OF LAND AS DESCRIBED IN EXHIBIT "B" IN SPECIAL WARRANTY DEED TO  
27 THE CITY AND COUNTY OF DENVER, RECORDED ON THE 20TH DAY OF MAY, 2020, AT  
28 RECEPTION NUMBER 2020067967 IN THE CITY AND COUNTY OF DENVER CLERK AND  
29 RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

30 **LAND DESCRIPTION - STREET PARCEL #2:**

31 THE WESTERLY 2.00 FEET OF LOTS 13 TO 24 AND THE WESTERLY 2.00 FEET OF THE  
32 SOUTHERLY 15.95 FEET OF LOT 12, BLOCK 6, WARREN'S UNIVERSITY HEIGHTS, CITY  
33 AND COUNTY OF DENVER, STATE OF COLORADO;

34 CONTAINING 634 SQ. FT. OR 0.01 ACRES, MORE OR LESS

35 be and the same is hereby approved and said real property is hereby laid out and established and  
36 declared laid out, opened and established as South Clermont Street.

