

1 BY AUTHORITY

2 RESOLUTION NO. CR14-0149
3 SERIES OF 2014
4

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

5 A RESOLUTION

6 **Laying out, opening and establishing as part of the City street system parcels**
7 **of land as West Alameda Avenue between South Federal Boulevard and South**
8 **Grove Street.**
9

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

15 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY**
16 **OF DENVER:**
17

18 **Section 1.** That the action of the Manager of Public Works in laying out, opening and
19 establishing as part of the system of thoroughfares of the municipality the following described
20 portions of real property situate, lying and being in the City and County of Denver, State of
21 Colorado, to wit:

22 **PARCEL DESCRIPTION ROW NO. 2014-0051-05-001**
23

24 Six parcels of land located in the Northwest 1/4 of Section 17, Township 4 South, Range
25 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.
26

27 **PARCEL 1**

28 A parcel of land conveyed by Special Warranty Deed to the City & County of Denver,
29 recorded on the 20th of September 1999 by Reception No. 9900164811 in the City and
30 County of Denver Clerk & Records Office, State of Colorado being described as follows:
31

32 A tract or a parcel of land No. 12 of the Department of Transportation, State of Colorado
33 Project No. STU C010-015 containing 2664 Sq. Ft. more or less, being a portion of that
34 parcel of land described at Reception No. 95-00070358, and being a portion of Lots 3
35 through 12, inclusive, Block 1, Federal Park Subdivision, according to the Official City
36 Survey of Adams Park, Adams Park Annex, Federal Park, and Adams Park 2nd Filing,
37 recorded at Book 19, Page 51 on March 4, 1949, City and County of Denver Clerk and
38 Recorder's Office, said Subdivision lying in the Northwest Quarter of Section 17,
39 Township 4 South, Range 68 West, of the Sixth Principal Meridian, City and County of
40 Denver, State of Colorado, said tract or parcel being more particularly described as follows:

41 **[continued on next page]**
42

1 BEGINNING at a point on the West right-of-way line of South Federal Boulevard (Aug.,
2 1995), also being the East line of said Lot 12, from which the Northeast corner of said Lot
3 12 bears North 00 Degrees 44 Minutes 25 Seconds West , a distance of 40.00 feet;
4 Thence North 45 Degrees 34 Minutes 15 Seconds West, a distance of 21.28 feet to a point;
5 Thence parallel with the North line of said Block 1 South 89 Degrees 35 Minutes 55
6 Seconds West, a distance of 229.05 feet to a point 3.10 feet East of the West line of said
7 Lot 3;

8
9 Thence along a line parallel with and 3.10 feet East of the West line of said Lot 3 North 00
10 Degrees 45 Minutes 05 Seconds West, a distance of 10.80 feet to a point;

11
12 Thence along the South right-of-way line of West Alameda Avenue (Aug., 1995), said line
13 being parallel with the North line of said Block 1 North 89 Degrees 35 Minutes 55 Seconds
14 East a distance of 231.14 feet to a point;

15
16 Thence continuing along said South right-of-way line South 45 Degrees 23 Minutes 19
17 Seconds East, a distance of 18.38 feet to a point on the East line of said Lot 12;

18
19 Thence along the East line of said Lot 12, also being the West right-of-way line of South
20 Federal Boulevard (Aug., 1995) South 00 Degrees 44 Minutes 25 Seconds East, a distance
21 of 12.80 feet to the Point of Beginning.

22
23 and

24
25 **PARCEL 2**

26 A parcel of land conveyed by Rule & Decree to the City & County of Denver, Civil Action
27 96CV6173 District Court City and County of Denver, State of Colorado, recorded on the
28 17th March 1997 by Reception Number 9700031610 in the City and County of Denver
29 Clerk & Records Office, State of Colorado being described as follows:

30
31 A tract or a parcel of land No. 11 of the Department of Transportation, State of Colorado
32 Project No. STU C010-015 containing 1382 Sq. Ft., more or less, being a portion of that
33 parcel of land described at Reception No. 87-00191485, and being a portion of Lots 1, 2
34 and 3, Block 1, Federal Park Subdivision, according to the Official City Survey of Adams
35 Park, Adams Park Annex, Federal Park, and Adams Park 2nd Filing, recorded at Book 19,
36 Page 51 on March 4, 1949, City and County of Denver Clerk and Recorder's Office, said
37 subdivision lying in the Northwest Quarter of Section 17, Township 4 South, Range 68
38 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, said
39 tract or parcel being more particularly described as follows:

40
41 BEGINNING at a point on the east right-of-way of South Grove Street (Aug., 1995), also
42 being the west line of said Lot 1, from which the northwest corner of said Lot 1 bears
43 North 00 Degrees 44 Minutes 55 Seconds West, a distance of 40.00 feet;

44
45 Thence along the east right-of-way line of South Grove Street (Aug., 1995), also being the
46 west line of said Lot 1 North 00 Degrees 44 Minutes 55 Seconds West, a distance of 40.00
47 feet to the northwest corner of said Lot 1;

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49 [continued on next page]

1 Thence along the south right-of-way line of West Alameda Avenue (Aug., 1995), also
2 being the north line of said Block 1 North 89 Degrees 35 Minutes 55 Seconds East a
3 distance of 47.94 feet to the Northeast corner of said Lot 2;

4
5 Thence continuing along said south right-of-way line, and along the east line of said Lot
6 2 South 00 Degrees 45 Minutes 05 Seconds East, a distance of 2.20 feet to a point;

7
8 Thence continuing along said south right-of-way line, said line being parallel with and
9 2.20 feet south of the north line of said Block 1 North 89 Degrees 35 Minutes 55 Seconds
10 East, a distance of 3.10 feet;

11
12 Thence Parallel with and 3.10 feet east of the east line of said Lot 2 South 00 Degrees 45
13 Minutes 05 Seconds East, a distance of 22.89 feet;

14
15 Thence along a line which is parallel with the north line of said Block 1 South 89
16 Degrees 35 Minutes 55 Seconds West, a distance of 36.05 feet to a point;

17
18 Thence South 44 Degrees 25 Minutes 30 Seconds West, a distance of 21.15 feet to the
19 Point of Beginning;

20
21 and

22
23 **PARCEL 3**

24 A parcel of land conveyed by Rule & Decree to the City & County of Denver, Civil Action
25 96CV6227 District Court City and County of Denver, State of Colorado, recorded on the
26 3rd of June 1997 by Reception Number 9700070897 in the City and County of Denver
27 Clerk & Records Office, State of Colorado being described as follows:

28
29 A tract or a parcel of land No. 10 of the Department of Transportation, State of Colorado
30 Project No. STU C010-015 containing 744 Sq. Ft. more or less, being a portion of that
31 parcel of land described at Boo 1552, Page 294 on November 7, 1977, and being a portion
32 of Lot 11, Block 2, Federal Park Subdivision, according to the Official City Survey of
33 Adams Park, Adams Park Annex, Federal Park, and Adams Park 2nd Filing, recorded at
34 Book 19, Page 51 on March 4, 1949, City and County of Denver Clerk and Recorder's
35 Office, said subdivision lying in the Northwest Quarter of Section 17, Township 4 South,
36 Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of
37 Colorado, said tract or parcel being more particularly described as follows:

38
39 BEGINNING at a point on the east line of said Lot 11, from which the Northeast corner of
40 said Lot 11 bears North 00 Degrees 44 Minutes 55 Seconds West, a distance of 40.00 feet;

41
42 Thence North 46 Degrees 14 Minutes 28 Seconds West, a distance of 9.81 feet to a point;
43 Thence South 88 Degrees 15 Minutes 59 Seconds West, a distance of 16.01 feet to a point
44 on the west line of said Lot 11;

45
46 Thence along the west line of said Lot 11 North 00 Degrees 44 Minutes 59 Seconds West,
47 a distance of 31.53 feet to a point on the south right-of-way line of West Alameda Avenue
48 (Aug., 1995);

49 [continued on next page]

1 Thence along said south right-of-way line, also being parallel and 2.00 feet south of the
2 north line of said Block 2 North 89 Degrees 35 Minutes 55 Seconds East, a distance of
3 23.00 feet to a point on the east line of said Lot 11;
4

5 Thence along the east line of said Lot 11, also being the west line of South Grove Street
6 (Aug., 1995) South 00 Degrees 44 Minutes 55 Seconds East, a distance of 38.00 feet to the
7 Point of Beginning.
8

9 and

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11 **PARCEL 4**

12 A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on
13 the 13th of October 1998 by Reception No. 9800171435 in the City and County of Denver
14 Clerk & Recorders Office, State of Colorado being described as follows:
15

16 A tract or a parcel of land No. 9 of the Department of Transportation, State of Colorado
17 Project No. STU C010-015 containing 3433 Sq. Ft. more or less, being a portion of a
18 parcel of land described at Book 2689, Page 518 on November 5, 1982, and being a portion
19 of Lots 7 through 10, inclusive, Block 2, Federal Park Subdivision, according to the
20 Official City Survey of Adams Park, Adams Park Annex, Federal Park, and Adams Park
21 2nd Filing, recorded at Book 19, Page 51 on March 4, 1949, City and County of Denver
22 Clerk and Recorder's Office, said subdivision lying in the Northwest Quarter of Section
23 17, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of
24 Denver, State of Colorado, said tract or parcel being more particularly described as follows:
25 BEGINNING at a point west line of said Lot 7, from which the northwest corner of said
26 Lot 7 bears North 00 Degrees 44 Minutes 47 Seconds West, a distance of 35.84 feet;
27 Thence along the west line of said Lot 7 North 00 Degrees 44 Minutes 47 Seconds West, a
28 distance of 35.84 feet to the northwest corner of said Lot 7;
29

30 Thence along the south right-of-way of West Alameda Avenue (Aug., 1995), also being the
31 north line of said Block 2 North 89 Degrees 35 Minutes 55 Seconds East, a distance of
32 99.00 feet to the Northeast corner of said Lot 10;
33

34 Thence along the east line of said Lot 10 South 00 Degrees 44 Minutes 59 Seconds East, a
35 distance of 33.53 feet to a point;
36

37 Thence South 88 Degrees 15 Minutes 59 Seconds West, a distance of 99.01 feet to the
38 Point of beginning.
39

40 and

41
42 **PARCEL 5**

43 A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on
44 the 17th of April 1997 by Reception No. 9700048657 in the City and County of Denver
45 Clerk & Recorders Office, State of Colorado being described as follows:
46

47 Lots 5 and 6, except the North 2 feet of said Lots, Block 2, Federal Park, City & County of
48 Denver.
49

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1 Excepting from said Parcel 5 a parcel of land conveyed by Quit Claim Deed to the
2 Department of Transportation State of Colorado, recorded on the 14th of October 1998 by
3 Reception No. 9800172205 in the City and County of Denver Clerk & Records Office,
4 State of Colorado being described as follows:
5

6 A tract or a parcel of land No. 8R of the Department of Transportation, State of Colorado
7 Project No. STU C010-015 containing 411.4 square meters (4429 square feet), more or
8 less, in Lots 5 and 6, Block 2 Federal Park a subdivision lying in the NW 1/4 of Section 17,
9 Township 4 South Range 68 West, of the Sixth Principal Meridian, in the City and County
10 of Denver, Colorado, said tract or parcel of land being more particularly described as
11 follows:
12

13 Beginning at the southwest corner of said Lot 5, which is the True Point of Beginning;

14
15 Thence S. 89°35'55" W., along the south line of Lots 5 and 6, a distance of 15.240 meters
16 (50.00 feet), to the southeast corner of said Lot 6;

17
18 Thence N. 0°44'41" W., along the east line of said Lot 6, a distance of 26.822 meters
19 (88.00 feet);

20
21 Thence N. 88°15'59" E., a distance of 15.243 meters (50.01 feet), to the west line of said
22 Lot 5;

23
24 Thence S. 0°44'47" E., along the west line, a distance of 27.176 meters (89.16 feet);
25

26 and
27

28 **PARCEL 6**

29 A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on
30 the 25th of June 1984 at Book 3131 Page 175 in the City and County of Denver Clerk &
31 Records Office, State of Colorado being described as follows:
32

33 That part of the south 123 feet of Lot 1, Block 2, Federal Park, described as follows:
34

35 Beginning at a point on the west line of Lot 1, Block 2, Federal Park, that is 123 feet north
36 of the southwest corner thereof, said point being the intersection of the east line of South
37 Hazel Court and the south line of West Alameda Avenue;
38

39 Thence easterly along the said south line of West Alameda Avenue a distance of 13 feet;
40

41 Thence southwesterly to a point on the east line of South Hazel Court that is 13 feet south
42 of the south line of West Alameda Avenue;
43

44 Thence northerly along said east line a distance of 13 feet to the point of beginning.
45

46 and
47

48 Two parcels of land located in the Southwest 1/4 of Section 8, Township 4 South, Range
49 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.
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1 **PARCEL 7**

2 A parcel of land conveyed by Rule & Decree to the City & County of Denver, Civil Action
3 96CV8834 District Court City and County of Denver, State of Colorado, recorded on the
4 20th of December 2001 by Reception Number 2001215247 in the City and County of
5 Denver Clerk & Recorders Office, State of Colorado being described as follows:
6

7 A tract or a parcel of land No 2 of the Department of Transportation, State of Colorado
8 Project No. STU C010-015 containing 2502 Sq. Ft. more or less, being a portion of that
9 parcel of land described at Reception No. 85-083212, and being a portion of Lot 29, Block
10 1, Buchtel’s Subdivision recorded at Book 17, Page 30 on April 12, 1919, City and
11 County of Denver Clerk and Recorder's Office, said subdivision lying in the Southwest
12 Quarter of Section 8, Township 4 South, Range 68 West, of the Sixth Principal Meridian
13 City and County of Denver, State of Colorado, said tract or parcel being more particularly
14 described as follows:

15
16 BEGINNING at a point on the east right-of-way line of South Grove Street (Aug., 1995),
17 also being the west line of said Lot 29, from which the Southwest corner of said Lot 29
18 bears South 00 Degrees 49 Minutes 39 Seconds East, a distance of 20.00 feet;

19
20 Thence parallel with the south line of said Lot 29 North 89 Degrees 35 Minutes 55 Seconds
21 East, a distance of 125.10 feet to a point on the east line of said Lot 29, also being the west
22 line of a 15 foot wide alley;

23
24 Thence along said east line of said Lot 29 and the west line of said alley South 00 Degrees
25 49 Minutes 36 Seconds East, a distance of 20.00 feet to the Southeast corner of said Lot 29;

26
27 Thence along the south line of said Lot 29 and the north line of West Alameda Avenue
28 (Aug., 1995) South 89 Degrees 35 minutes 55 Seconds West, a distance of 125.10 feet to
29 the Southwest corner of said Lot 29;

30
31 Thence along the west line of said Lot 29, and the east right-of-way line of South Grove
32 Street (Aug., 1995), North 00 Degrees 49 Minutes 39 Seconds West, a distance of 20.00
33 feet to the Point of Beginning.
34

35 and

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37 **PARCEL 8**

38 A parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded
39 on the 14th of January 1997 by Reception Number 9700004917 in the City and County of
40 Denver Clerk and Recorders Office, State of Colorado being described as follows:
41

42 A tract or a parcel of land No.1 of the Department of Transportation, State of Colorado
43 Project No. STU C010-015 containing 1001 Sq. Ft. more or less, being a portion of those
44 parcels of land described at Book 2089, Page 22 on January 7, 1980 and at Book 1288,
45 Page 621 on June 30, 1978, and being a portion of Lot 30, Block 2, Westlawn Gardens
46 Subdivision recorded at Book 17, Page 32 on July 6th, 1920, City and County of Denver
47 Clerk and Recorder's Office, said subdivision lying in the Southwest Quarter of Section 8,
48 Township 4 South, Range 68 West, of the Sixth Principal Meridian City and County of
49 Denver, State of Colorado, said tract or parcel being more particularly described as follows:

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1 BEGINNING at a point on the east line of said Lot 30, from which the southeast corner of
2 said Lot 30 bears South 00 Degrees 49 Minutes 39 Seconds East a distance of 8.00 feet;

3
4 Thence along said east line of said Lot 30 and the west right-of-way line of South Grove
5 Street (Aug., 1995) South 00 Degrees 49 Minutes 39 Seconds East, a distance of 8.00 feet
6 to the Southeast corner of said Lot 30;

7
8 Thence along the south line of said Lot 30 and the north right-of-way line of West Alameda
9 Avenue (Aug., 1985), South 89 Degrees 35 Minutes 55 Seconds West, a distance of 125.09
10 feet to the Southwest corner of said Lot 30;

11
12 Thence along the west line of said lot 30 and the east line of a 15 foot wide alley North 00
13 Degrees 49 Minutes 27 Seconds West, a distance of 8.00 feet to a point;

14
15 Thence parallel with the south line of said Lot 30 North 89 Degrees 35 Minutes 55 Seconds
16 East, a distance of 125.08 feet, more or less to the Point of Beginning.

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

20 **Section 2.** That the real property described in Section 1 hereof shall henceforth be
21 known as West Alameda Avenue.

22 COMMITTEE APPROVAL DATE: March 6, 2014 [by consent]

23 MAYOR-COUNCIL DATE: March 11, 2014

24 PASSED BY THE COUNCIL: _____, 2014

25 _____ - PRESIDENT

26 ATTEST: _____ - CLERK AND RECORDER,
27 EX-OFFICIO CLERK OF THE
28 CITY AND COUNTY OF DENVER

29 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: March 13, 2014

30 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of
31 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
32 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §
33 3.2.6 of the Charter.

34 D. Scott Martinez, Denver City Attorney

35 BY: _____, Assistant City Attorney DATE: _____, 2014

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