

1 **BY AUTHORITY**

2 RESOLUTION NO. CR18-0999
3 SERIES OF 2018

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 North Speer Boulevard and parcels of land as North Bannock Street**
7 **near the intersection of West 7th Avenue and North Bannock 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 public streets designated as part of the system of thoroughfares of the
11 municipality those portions of real property hereinafter more particularly described, and, subject to
12 approval by resolution has laid out, opened and established the same as public streets;

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 NO. 2018-DEDICATION-0000061-001:**

19 Parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on
20 the 27th day of July 2018, at Reception No. 2018092766 in the City and County of Denver Clerk and
21 Recorder's Office, State of Colorado, being more particularly described as follows:

22 A PARCEL OF LAND IN BLOCK 15 WHITSITT'S ADDITION TO DENVER LOCATED IN THE
23 SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH
24 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING
25 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

26
27 COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF
28 SPEER BOULEVARD AND THE WESTERLY RIGHT-OF-WAY LINE OF ACOMA STREET SAID
29 POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT-
30 OF-WAY LINE OF ACOMA STREET S00°52'36"E A DISTANCE OF 7.12 FEET THENCE
31 DEPARTING SAID RIGHT-OF-WAY LINE; THENCE 92.47 FEET ALONG THE ARC OF A NON-
32 TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1891.39 FEET, A CENTRAL ANGLE
33 OF 02°48'04"AND A CHORD WHICH BEARS N50°42'23"W A DISTANCE OF 92.46 FEET;
34 THENCE 232.92 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING
35 A RADIUS OF 1275.00 FEET, A CENTRAL ANGLE 10°28'02" AND A CHORD WHICH BEARS
36 N44°18'07"W A DISTANCE OF 232.61 FEET; THENCE N39°04'06"W A DISTANCE OF 76.42 FEET
37 TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD;

1 THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING FIVE (5) COURSES (1) 4.94
2 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF
3 22.96 FEET A CENTRAL ANGLE OF 12°20'03" AND A CHORD WHICH BEARS S49°12'25"E A
4 DISTANCE OF 4.93 FEET; (2) THENCE S43°03'46"E A DISTANCE OF 64.92 FEET; (3) THENCE
5 S39°52'19"E A DISTANCE OF 54.94 FEET; (4) THENCE S41°57'37"E A DISTANCE OF 52.16
6 FEET; (5) THENCE 219.47 FEET ALONG THE ARC A NON-TANGENT CURVE TO THE LEFT
7 HAVING A RADIUS OF 1465.14, A CENTRAL ANGLE OF 08°34'58" AND A CHORD WHICH
8 BEARS S48°22'46"E A DISTANCE OF 219.27 FEET TO THE POINT OF BEGINNING.

9
10 SAID PARCEL CONTAINS 1923 SQUARE FEET (0.044 ACRES), MORE OR LESS.

11
12 ALL LINEAL DIMENSIONS ARE IN US SURVEY FEET

13
14 BEARINGS ARE BASED ON THE 20' RANGE LINE IN ACOMA ST BETWEEN WEST 6TH
15 AVENUE A FOUND NO. 6 REBAR IN RANGE BOX AND WEST 7TH AVENUE A FOUND 1" BRASS
16 SHINER PLS NO. 37051 WHICH BEARS S 00°52'36"EA DISTANCE OF 605.62

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 North Speer Boulevard.

20 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known
21 as North Speer Boulevard.

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

26 **PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000061-002:**

27
28 Parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on
29 the 27th day of July 2018, at Reception No. 2018092766 in the City and County of Denver Clerk and
30 Recorder's Office, State of Colorado, being more particularly described as follows:

31 A PARCEL OF LAND IN BLOCK 15 WHITSITT'S ADDITION TO DENVER LOCATED IN THE
32 SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH
33 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING
34 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

35
36 COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF
37 BANNOCK STREET AND THE SOUTHEASTERLY LINE OF THE EXCEPTION RECORDED AT
38 RECEPTION NUMBER R-89-0004775 SAID POINT ALSO BEING THE POINT OF BEGINNING;
39 THENCE ALONG SAID SOUTHEASTERLY LINE OF SAID EXCEPTION, N47°30'03"E A
40 DISTANCE OF 12.13 FEET; THENCE DEPARTING SAID LINE, 12.54 FEET ALONG A NON-
41 TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF
42 5°21'45" AND A CHORD WHICH BEARS S26°47'50"W A DISTANCE OF 12.54 FEET TO A POINT
43 OF A COMPOUND CURVATURE; THENCE 9.01 FEET ALONG A CURVE TO THE LEFT HAVING
44 A RADIUS OF 67.00 FEET, A CENTRAL ANGLE OF 7°42'27" AND A CHORD WHICH BEARS

1 S20°15'44"W A DISTANCE OF 9.01 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE
2 ALONG SAID RIGHT-OF-WAY LINE, N00°51'50"W A DISTANCE OF 11.45 FEET TO THE POINT
3 OF BEGINNING.

4
5 SAID PARCEL CONTAINS 43.4 SQUARE FEET (0.001 ACRES), MORE OR LESS.

6
7 ALL LINEAL DIMENSIONS ARE IN US SURVEY FEET
8 BEARINGS ARE BASED ON THE 20' RANGE LINE IN ACOMA ST BETWEEN WEST 6TH
9 AVENUE A FOUND NO. 6 REBAR IN RANGE BOX AND WEST 7TH AVENUE A FOUND 1" BRASS
10 SHINER PLS NO. 37051 WHICH BEARS S 00°52'36"EA DISTANCE OF 605.62

11
12 and

13
14 **PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000061-003:**

15 Parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on
16 the 27th day of July 2018, at Reception No. 2018092766 in the City and County of Denver Clerk and
17 Recorder's Office, State of Colorado, being more particularly described as follows:

18 A PARCEL OF LAND IN BLOCK 15 WHITSITT'S ADDITION TO DENVER LOCATED IN THE
19 SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH
20 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING
21 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

22
23 COMMENCING AT THE SOUTHWEST CORNER OF THE RETAINED UTILTIY EASEMENT
24 RECORDED AT ORDINANCE 174 OF 2006 ALSO BEING THE NORTHWEST CORNER OF SAID
25 BLOCK 18, THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BANNOCK STREET
26 S00°51'50"E A DISTANCE OF 24.16 FEET TO THE POINT OF BEGINNING; THENCE
27 N89°08'10"E A DISTANCE OF 2.00 FEET; THENCE S00°51'50"E A DISTANCE OF 180.63 FEET;
28 THENCE N89°27'37"E A DISTANCE OF 5.00 FEET; THENCE S00°51'50"E A DISTANCE OF 22.00
29 FEET; THENCE S89°27'37"W A DISTANCE OF 2.00 FEET TO A POINT ON SAID EASTERLY
30 RIGHT-OF-WAY LINE OF BANNOCK STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE
31 THE FOLLOWING THREE (3) COURSES (1) N00°51'50"W A DISTANCE OF 10.28 FEET; (2)
32 THENCE S89°08'10"W A DISTANCE OF 5.00 FEET; (3) THENCE N00°51'50"W A DISTANCE OF
33 192.36 FEET TO THE POINT OF BEGINNING.

34
35 SAID PARCEL CONTAINS 464 SQUARE FEET (0.011 ACRES), MORE OR LESS.

36
37 ALL LINEAL DIMENSIONS ARE IN US SURVEY FEET

38
39 BEARINGS ARE BASED ON THE 20' RANGE LINE IN ACOMA ST BETWEEN WEST 6TH
40 AVENUE A FOUND NO. 6 REBAR IN RANGE BOX AND WEST 7TH AVENUE A FOUND 1" BRASS
41 SHINER PLS NO. 37051 WHICH BEARS S 00°52'36"EA DISTANCE OF 605.62


42
43 **Section 4.** That the real property described in Section 3 hereof shall henceforth be known
44 as North Bannock Street.

45
46 **REMAINDER OF PAGE INTENTIONALLY BLANK**

1 COMMITTEE APPROVAL DATE: September 18, 2018 by Consent

2 MAYOR-COUNCIL DATE: September 25, 2018 by Consent

3 PASSED BY THE COUNCIL: October 1, 2018


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: September 27, 2018

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 BY: , Assistant City Attorney DATE: Sep 26, 2018
16