

1 **BY AUTHORITY**

2 RESOLUTION NO. CR23-1065
3 SERIES OF 2023

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

4 **A RESOLUTION**

5 **Laying out, opening and establishing as part of the City street system parcels of**
6 **land as: 1) South Broadway, located at the intersection of South Broadway and**
7 **West Yale Avenue; 2) West Yale Avenue, located at the intersection of West Yale**
8 **Avenue and South Broadway; and 3) Public Alley, bounded by West Yale**
9 **Avenue, South Acoma Street, West Vassar Avenue, and South Broadway.**

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

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

17 **Section 1.** That the action of the Executive Director of the Department of Transportation
18 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of
19 the municipality the following described portion of real property situate, lying and being in the City
20 and County of Denver, State of Colorado, to wit:

21 **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000156-001:**

22 **LAND DESCRIPTION - STREET PARCEL NO. 1**

23 A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded
24 on the 28th day of June, 2023, at Reception Number 2023060713 in the City and County of
25 Denver Clerk and Recorder’s Office, State of Colorado, therein as:

26
27 A parcel of land being a portion of Lots 25 through 34, inclusive, Block 8, Fisk’s Broadway
28 Addition, located in the Southeast Quarter of the Southwest Quarter of Section 27, Township 4
29 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of
30 Colorado, being more particularly described as follows:

31
32 **Commencing** at the intersection of the 20 foot range line along South Broadway with the 15.84
33 foot range line along West Yale Avenue and considering said South Broadway range line to bear
34 North 00°15'23" West, with all bearings contained herein being relative thereto;

35
36 Thence North 00°15'23" West, along said 20 foot range line, a distance of 265.86 feet to the
37 intersection with the easterly extension of the northerly line of said Lot 34;

1
2 Thence South 89°44'15" West, along said easterly extension, a distance of 20.00 feet to the
3 northeast corner of said Lot 34 and the **Point of Beginning**;
4
5 Thence South 00°15'23" East, along the easterly line of said Block 8, a distance of 248.02 feet to a
6 line 2.00 feet North of and parallel with the southerly line of said Block 8;
7
8 Thence South 89°44'01" West, along said parallel line, a distance of 3.00 feet to a line 3.00 feet
9 West of and parallel with said easterly line of Block 8;
10
11 Thence North 00°15'23" West, along last said parallel line, a distance of 248.02 feet to the
12 northerly line of said Lot 34;

13
14 Thence North 89°44'15" East, along said northerly line, a distance of 3.00 feet to the **Point of**
15 **Beginning**;
16
17 Parcel 1 contains a calculated area of 744 square feet or 0.0171 acres, more or less
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 South Broadway.

20 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known
21 as South Broadway.

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

26 **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000156-002:**

27 **LAND DESCRIPTION - STREET PARCEL NO. 2**
28 A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded
29 on the 28th day of June, 2023, at Reception Number 2023060713 in the City and County of
30 Denver Clerk and Recorder's Office, State of Colorado, therein as:

31
32 A parcel of land being a portion of Lot 25, Block 8, Fisk's Broadway Addition, located in the
33 Southeast Quarter of the Southwest Quarter of Section 27, Township 4 South, Range 68 West of
34 the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly
35 described as follows:

36
37 **Commencing** at the intersection of the 20 foot range line along South Broadway with the 15.84
38 foot range line along West Yale Avenue and considering said South Broadway range line to bear
39 North 00°15'23" West, with all bearings contained herein being relative thereto;

40
41 Thence North 00°15'23" West, along said 20 foot range line, a distance of 15.84 feet to the
42 intersection with the easterly extension of the southerly line of said Block 8;

1 Thence South 89°44'01" West, along last said easterly extension, a distance of 20.00 feet to the
2 southeast corner of said Block 8 and the **Point of Beginning**;

3
4 Thence South 89°44'01" West, along the southerly line of said Block 8, a distance of 122.96 feet to
5 a parallel line 2.00 feet East of and parallel with the westerly line of said Lot 25;

6
7 Thence North 00°15'29" West, along last said parallel line, a distance of 2.00 feet to a line 2.00
8 feet North of and parallel with said southerly line of Block 8;

9
10 Thence North 89°44'01" East, along last said parallel line, a distance of 122.96 feet to the easterly
11 line of said Lot 25;

12
13 Thence South 00°15'23" East, along said easterly line, a distance of 2.00 feet to the **Point of**
14 **Beginning**;

15
16 Parcel 2 contains a calculated area of 246 square feet or 0.0056 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 West Yale Avenue.

19 **Section 4.** That the real property described in Section 3 hereof shall henceforth be known
20 as West Yale Avenue.

21 **Section 5.** That the action of the Executive Director of the Department of Transportation
22 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of
23 the municipality the following described portion of real property situate, lying and being in the City
24 and County of Denver, State of Colorado, to wit:

25 **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000156-003:**

26 **LAND DESCRIPTION - ALLEY PARCEL NO. 3**

27 A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded
28 on the 28th day of June, 2023, at Reception Number 2023060713 in the City and County of
29 Denver Clerk and Recorder's Office, State of Colorado, therein as:

30
31 A parcel of land being a portion of Lots 25 through 34, inclusive, Block 8, Fisk's Broadway
32 Addition, located in the Southeast Quarter of the Southwest Quarter of Section 27, Township 4
33 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of
34 Colorado, being more particularly described as follows:

35
36 **Commencing** at the intersection of the 20 foot range line along South Broadway with the 15.84
37 foot range line along West Yale Avenue and considering said South Broadway range line to bear
38 North 00°15'23" West, with all bearings contained herein being relative thereto;

39
40 Thence North 00°15'23" West, along said 20 foot range line, a distance of 15.84 feet to the
41 intersection with the easterly extension of the southerly line of said Block 8;

42

1 Thence South 89°44'01" West, along last said easterly extension and said southerly line of Block
2 8, a distance of 142.96 feet to the **Point of Beginning**;

3
4 Thence continuing South 89°44'01" West, along said southerly line, a distance of 2.00 feet to the
5 southwest corner of said Lot 25;

6
7 Thence North 00°15'29" West, along the westerly lines of said Lots 25 through 34, a distance of
8 250.03 feet to the northwest corner of said Lot 34;

9
10 Thence North 89°44'15" East, along the northerly line of said Lot 34, a distance of 2.00 feet to a
11 line 2.00 feet East of and parallel with said westerly lines of Lots 25 through 34;

12
13 Thence South 00°15'29" East, along last said parallel line, a distance of 250.03 Feet to the **Point**
14 **of Beginning**;

15
16 Parcel 3 contains a calculated area of 500 Square feet or 0.0115 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 a public alley.

19 **Section 6.** That the real property described in Section 5 hereof shall henceforth be a public
20 alley.

21 COMMITTEE APPROVAL DATE: August 15, 2023 by Consent

22 MAYOR-COUNCIL DATE: August 22, 2023 by Consent

23 PASSED BY THE COUNCIL: August 28, 2023

24  _____ - PRESIDENT

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

28 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: August 24, 2023

29 Pursuant to section 13-9, D.R.M.C., this proposed resolution has been reviewed by the Office of the
30 City Attorney. We find no irregularity as to form and have no legal objection to the proposed
31 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to
32 § 3.2.6 of the Charter.

33
34 Kerry Tipper, Denver City Attorney

35
36 BY: Anshul Bagga, Assistant City Attorney DATE: Aug 24, 2023