

**BY AUTHORITY**

RESOLUTION NO. CR25-0737

COMMITTEE OF REFERENCE:

SERIES OF 2025

Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Laying out, opening and establishing as part of the City street system parcels of land as: 1) East Iliff Avenue, located at the intersection of East Iliff Avenue and South Dahlia Street; and 2) South Dahlia Street, located at the intersection of East Iliff Avenue and South Dahlia 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 2024-DEDICATION-0000176-001:**

**LAND DESCRIPTION – STREET PARCEL #1:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 17TH DAY OF APRIL, 2025, AT RECEPTION NUMBER 2025036017 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 THAT LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 19, 2024 AT RECEPTION NUMBER 2024106506, DENVER COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO DESCRIBED AS FOLLOWS:

1  
2 COMMENCING AT THE CENTER 1/4 CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE  
3 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;  
4  
5 THENCE S89°32'29"W ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION  
6 30, A DISTANCE OF 39.97 FEET;  
7  
8 THENCE S00°27'31"E A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF  
9 WAY (R.O.W.) LINE OF EAST ILIFF AVENUE, BEING A LINE 30.00 FEET SOUTH OF AND  
10 PARALLEL WITH SAID NORTH LINE, TO THE POINT OF BEGINNING;  
11  
12 THENCE S45°31'40"E ALONG THE NORTHEAST LINE OF THAT LAND DESCRIBED IN SPECIAL  
13 WARRANTY DEED RECORDED NOVEMBER 19, 2024 AT RECEPTION NUMBER 2024106506,  
14 DENVER COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, A DISTANCE OF 5.66  
15 FEET TO THE INTERSECTION WITH A LINE 34.00 FEET SOUTH OF AND PARALLEL WITH  
16 SAID NORTH LINE;  
17  
18 THENCE S89°32'29"W ALONG LAST SAID PARALLEL LINE A DISTANCE OF 293.04 FEET;  
19  
20 THENCE N00°33'19"W A DISTANCE OF 4.00 FEET TO A POINT ON SAID SOUTH R.O.W. LINE  
21 OF EAST ILIFF AVENUE;  
22  
23 THENCE N89°32'29"E ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 289.04 FEET TO  
24 THE POINT OF BEGINNING.  
25  
26 PARCEL CONTAINS (1,164 SQUARE FEET) 0.02673 ACRES, MORE OR LESS  
27  
28 BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 30,  
29 TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING AN  
30 ASSUMED BEARING OF S00°33'19"E AND BOUNDED BY REBAR WITH 2-1/2" ALUMINUM CAP  
31 (ILLEGIBLE) FOUND AT THE CENTER 1/4 CORNER OF SAID SECTION 30 AND A REBAR WITH  
32 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC. LS 33204 2010" FOUND IN A  
33 MONUMENT BOX AT THE SOUTH 1/4 CORNER OF SAID SECTION 30.

1 be and the same is hereby approved and said real property is hereby laid out and established and  
2 declared laid out, opened and established as East Iliff Avenue.

3 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known  
4 as East Iliff Avenue.

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

9 **PARCEL DESCRIPTION 2024-DEDICATION-0000176-002:**

10 **LAND DESCRIPTION – STREET PARCEL #2:**

11 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY  
12 OF DENVER, RECORDED ON THE 17TH DAY OF APRIL, 2025, AT RECEPTION NUMBER  
13 2025036017 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,  
14 STATE OF COLORADO, DESCRIBED AS FOLLOWS:

15  
16 A PARCEL OF LAND BEING A PORTION OF THAT LAND DESCRIBED IN SPECIAL WARRANTY  
17 DEED RECORDED NOVEMBER 19, 2024 AT RECEPTION NUMBER 2024106506, DENVER  
18 COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHWEST  
19 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL  
20 MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO DESCRIBED AS  
21 FOLLOWS:

22  
23 COMMENCING AT THE CENTER 1/4 CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE  
24 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

25  
26 THENCE S00°33'19"E ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION  
27 30, A DISTANCE OF 39.96 FEET;

28  
29 THENCE S89°26'41"W A DISTANCE OF 30.00 FEET TO A POINT ON WEST RIGHT OF WAY  
30 (R.O.W.) LINE OF SOUTH DAHLIA STREET, BEING A LINE 30.00 FEET WEST OF AND  
31 PARALLEL WITH SAID EAST LINE, TO THE POINT OF BEGINNING;

32  
33 THENCE S00°33'19"E ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 153.76 FEET;

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THENCE S89°32'29"W ALONG THE SOUTH LINE OF SAID DEED A DISTANCE OF 4.00 FEET TO THE INTERSECTION WITH A LINE 34.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE;

THENCE N00°33'19"W ALONG SAID PARALLEL LINE A DISTANCE OF 157.75 FEET TO A POINT ON THE NORTHEAST LINE OF SAID DEED;

THENCE S45°31'40"E ALONG SAID NORTHEAST LINE A DISTANCE OF 5.66 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (623 SQUARE FEET) 0.01430 ACRES, MORE OR LESS

BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING AN ASSUMED BEARING OF S00°33'19"E AND BOUNDED BY REBAR WITH 2-1/2" ALUMINUM CAP (ILLEGIBLE) FOUND AT THE CENTER 1/4 CORNER OF SAID SECTION 30 AND A REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC. LS 33204 2010" FOUND IN A MONUMENT BOX AT THE SOUTH 1/4 CORNER OF SAID SECTION 30.

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 Dahlia Street.

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

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1 COMMITTEE APPROVAL DATE: May 20, 2025 by Consent  
2 MAYOR-COUNCIL DATE: May 27, 2025 by Consent  
3 PASSED BY THE COUNCIL: 06/02/2025  
4 *Amund P. Sandora* - 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: May 29, 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  
16 BY: *Anshul Bagga*, Assistant City Attorney DATE: 05/29/2025