

1 **BY AUTHORITY**

2 RESOLUTION NO. CR24-0237  
3 SERIES OF 2024

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) Public Alley, bounded by North Hooker Street, West 16th Avenue,**  
7 **North Grove Street, and West Conejos Place; and 2) Public Alley, bounded by**  
8 **North Hooker Street, West 16th Avenue, North Grove Street, and West Conejos**  
9 **Place.**

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 alleys designated as part of the  
13 system of thoroughfares of the municipality that portion of real property hereinafter more particularly  
14 described, and, subject to approval by resolution has laid out, opened and established the same as  
15 public alleys;

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. 2023-DEDICATION-0000128-001:**

22 **LEGAL DESCRIPTION - ALLEY PARCEL #1:**

23 PARCEL I OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND  
24 COUNTY OF DENVER, RECORDED ON THE 29TH DAY OF JANUARY, 2024, AT  
25 RECEPTION NUMBER 2024005917 IN THE CITY AND COUNTY OF DENVER CLERK  
26 AND RECORDER’S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

27  
28 A PORTION OF LOTS 24, 25, & 36, AND A PORTION OF VACATED ALLEY (ORD. NO.  
29 477, SERIES 1963), BLOCK 26 OF CHELTENHAM HEIGHTS, AS RESUBDIVIDED BY  
30 F.E. BUSBY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,  
31 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY  
32 AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY  
33 DESCRIBED AS FOLLOWS:

34  
35 PARCEL I:

36 **BEGINNING** AT THE SOUTHWEST CORNER OF SAID LOT 24, ALSO BEING THE  
37 SOUTHWEST CORNER OF LAND DESCRIBED AT REC. NO. 2020144725, SAID POINT ALSO  
38 BEING A POINT ON THE EASTERLY RIGHT- OF-WAY OF HOOKER STREET;

1 THENCE NORTH 00°17'03" WEST ALONG THE WEST LINE OF SAID LOT AND ALONG SAID  
2 EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 FEET;  
3 THENCE DEPARTING SAID WEST LINE OF LOT AND SAID RIGHT-OF-WAY LINE, NORTH  
4 89°50'49" EAST, A DISTANCE OF 145.98 FEET TO **POINT A**;  
5 THENCE ALONG THE SOUTHEAST LINE OF SAID LAND DESCRIBED AT REC. NO.  
6 2020144725, SOUTH 65°08'59" WEST, A DISTANCE OF 11.97 FEET TO A POINT ON THE  
7 SOUTH LINE OF SAID LAND;  
8 THENCE ALONG SAID SOUTH LINE SOUTH 89°50'49" WEST, A DISTANCE OF 135.09 FEET  
9 TO THE **POINT OF BEGINNING**.

10  
11 CONTAINING 703 SQUARE FEET OR 0.016 ACRE OF LAND

12 BEARINGS ARE BASED ON THE 19.0' RANGE LINE IN HOOKER STREET, BETWEEN W.  
13 CONEJOS PLACE AND W. 16TH AVENUE. SAID LINE IS ASSUMED TO BEAR NORTH 00°17'03"  
14 WEST, AND IS MONUMENTED AT THE SOUTH END BY A STONE IN RANGE BOX, AND AT  
15 THE NORTH END BY A 5/8" SMOOTH BAR IN RANGE BOX

16 be and the same is hereby approved and said real property is hereby laid out and established and  
17 declared laid out, opened and established as a public alley.

18 **Section 2.** That the real property described in Section 1 hereof shall henceforth be a public  
19 alley.

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

24 **PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000128-002:**

25 **LEGAL DESCRIPTION - ALLEY PARCEL #2:**

26 PARCEL II OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND  
27 COUNTY OF DENVER, RECORDED ON THE 29TH DAY OF JANUARY, 2024, AT  
28 RECEPTION NUMBER 2024005917 IN THE CITY AND COUNTY OF DENVER CLERK  
29 AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

30  
31 A PORTION OF LOTS 24, 25, & 36, AND A PORTION OF VACATED ALLEY (ORD. NO.  
32 477, SERIES 1963), BLOCK 26 OF CHELTENHAM HEIGHTS, AS RESUBDIVIDED BY  
33 F.E. BUSBY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,  
34 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY  
35 AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY  
36 DESCRIBED AS FOLLOWS:

37  
38 PARCEL II:

39 **COMMENCING** AT AFOREMENTIONED **POINT A**;

40 THENCE ALONG THE SOUTHEAST LINE OF LAND DESCRIBED AT REC. NO. 2020144725,  
41 NORTH 65°08'59" EAST, A DISTANCE OF 13.70 FEET TO THE **POINT OF BEGINNING**;

42 THENCE NORTH 36°29'31" EAST, A DISTANCE OF 19.57 FEET TO A POINT ON THE EAST  
43 LINE OF LAND DESCRIBED AT REC. NO. 2020156181;

1 THENCE ALONG SAID EAST LINE, SOUTH 00°17'23" EAST, A DISTANCE OF 10.32 FEET TO  
2 THE SOUTHEAST CORNER OF AFOREMENTIONED LAND DESCRIBED AT REC. NO.  
3 2020144725;  
4 THENCE ALONG AFOREMENTIONED SOUTHEAST LINE, SOUTH 65°08'59" WEST, A  
5 DISTANCE OF 12.88 FEET TO THE **POINT OF BEGINNING**.

6  
7 CONTAINING 60 SQUARE FEET OR 0.001 ACRE OF LAND.

8  
9 BEARINGS ARE BASED ON THE 19.0' RANGE LINE IN HOOKER STREET, BETWEEN W.  
10 CONEJOS PLACE AND W. 16TH AVENUE. SAID LINE IS ASSUMED TO BEAR NORTH 00°17'03"  
11 WEST, AND IS MONUMENTED AT THE SOUTH END BY A STONE IN RANGE BOX, AND AT  
12 THE NORTH END BY A 5/8" SMOOTH BAR IN RANGE BOX

13 be and the same is hereby approved and said real property is hereby laid out and established and  
14 declared laid out, opened and established as a public alley.

15 **Section 4.** That the real property described in Section 3 hereof shall henceforth be a public  
16 alley.

17 **[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

1 COMMITTEE APPROVAL DATE: February 27, 2024 by Consent

2 MAYOR-COUNCIL DATE: March 5, 2024

3 PASSED BY THE COUNCIL: March 11, 2024

4 *Amursh P. Sandoval* - 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: March 7, 2024

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 Kerry Tipper, Denver City Attorney

15  
16 BY: *Anshul Bagga*, Assistant City Attorney DATE: Mar 7, 2024