

1 **BY AUTHORITY**

2 RESOLUTION NO. CR17-1023  
3 SERIES OF 2017

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 public alleys near the intersection of West 14th Avenue and North Knox**  
7 **Court.**

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 alleys 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 alleys;

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 portions of real property situate, lying and being in the City and County of Denver, State of Colorado,  
17 to wit:

18 **PARCEL DESCRIPTION ROW 2017-DEDICATION-0000034-001:**

19 A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on  
20 the 3rd day of May, 2017, at Reception No. 2017059379 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 located in a portion of the Northwest 1/4 of Section 5, Township 4 South, Range 68  
23 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly  
24 described as follows:

25 The West 1.00 feet of Lots 41 to 43 and southerly 5' of Lot 44, Rank's Resubdivision of Block 14,  
26 Colfax Avenue Subdivision of Maple Grove, City and County of Denver.

27 Commencing at a found Brass Tag located within the adjacent alleyway located 4' offset from the  
28 southwesterly

29 subject property corner thence N89°58'28"E, 4.00' to the **POINT OF BEGINNING** also being the  
30 southwesterly corner of Lot 41;

31 Thence N00°07'53"E, 80.00' to a point along the westerly property line of Lot 44;

32 Thence N89°58'28"E, 1.00';

1 Thence S00°07'53"E, 80.00' to a point on the southerly property line of Lot 41;  
2 Thence S89°58'28"W, 1.00' along the southerly property line of Lot 41 to the **POINT OF**  
3 **BEGINNING**;

4 Containing 79 Square Feet (0.002 Acres) More or Less.

5 **Basis of Bearing Statement:** The southerly line of Lot 41, Block 14, Colfax Avenue Subdivision of  
6 Maple Grove. The said line is assumed to bear S89°58'28"W

7 and

8 **PARCEL DESCRIPTION ROW 2017-DEDICATION-0000087-001:**

9 A parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 26th  
10 day of May, 2017, at Reception No. 2017069190 in the City and County of Denver Clerk and  
11 Recorder's Office, State of Colorado, being more particularly described as follows:

12 A 1.00 FOOT STRIP OF LAND BEING A PORTION OF LOTS 25 AND 26, BLOCK 3 OF COLFAX  
13 AVENUE SUBDIVISION OF MAPLE SUBDIVISION, LYING WITHIN THE NORTHWEST  
14 QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH  
15 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE  
16 PARTICULARLY DESCRIBED AS FOLLOWS:

17 BASIS OF BEARINGS: A 20 FOOT RANGE LINE LOCATED IN WEST 14TH AVENUE BETWEEN  
18 KNOX COURT AND KING STREET, BEING MONUMENTED AT THE WEST END (KING STREET)  
19 BY A FOUND STONE IN RANGE BOX AND AT THE EAST END (KNOX COURT) BY A FOUND 1"  
20 AXLE IN RANGE BOX, BEARS SOUTH 89°47'24" WEST A DISTANCE OF 327.96 FEET, WITH  
21 ALL BEARINGS HEREON BEING RELATIVE THERETO.

22 COMMENCING AT SAID RANGE POINT LOCATED IN THE INTERSECTION OF WEST 14TH  
23 AVENUE AND KNOX COURT;

24 THENCE, NORTH 45°15'56" WEST, A DISTANCE OF 28.31 FEET TO THE SOUTHEAST  
25 CORNER OF SAID LOT 25;

26 THENCE, ALONG THE SOUTH LINE OF SAID LOT 25, SOUTH 89°47'24" WEST, A DISTANCE  
27 OF 123.49 FEET TO THE POINT OF BEGINNING;

28 THENCE, CONTINUING ALONG SAID SOUTH LINE, SOUTH 89°47'24" WEST, A DISTANCE OF  
29 1.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25;

30 THENCE, NORTH 00°21'19" WEST, ALONG THE WEST LINE OF SAID LOTS 25 AND 26, A  
31 DISTANCE OF 50.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 26;

32 THENCE, NORTH 89°47'24" EAST, ALONG THE NORTH LINE OF SAID LOT 26, A DISTANCE  
33 OF 1.00 FEET;

34 THENCE, SOUTH 00°21'19" EAST, 1.00 FOOT OF AND PARALLEL WITH SAID WEST LINE, A  
35 DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING.

36 CONTAINS ±50 SQ. FT. OR ±0.001 ACRES

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 public alleys.

3 **Section 2.** That the real property described in Section 1 hereof shall henceforth be public  
4 alleys.

5 COMMITTEE APPROVAL DATE: September 19, 2017 by Consent

6 MAYOR-COUNCIL DATE: September 26, 2017 by Consent

7 PASSED BY THE COUNCIL: \_\_\_\_\_ October 2, 2017

8 \_\_\_\_\_ *Al B...* - PRESIDENT

9 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
10 EX-OFFICIO CLERK OF THE  
11 CITY AND COUNTY OF DENVER

12 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: September 28, 2017

13 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the Office of  
14 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
15 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §  
16 3.2.6 of the Charter.

17  
18 Kristin M. Bronson, Denver City Attorney

19  
20 BY: *Kristin J. Crawford*, Assistant City Attorney DATE: Sep 28, 2017