

1 **BY AUTHORITY**

2 RESOLUTION NO. CR23-1918
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) West Colfax Avenue, located at the intersection of West Colfax**
7 **Avenue and North Newton Street; and 2) Public Alley, bounded by West Colfax**
8 **Avenue, North Newton Street, West 14th Avenue, and North Meade Street.**

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

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

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

20 **PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000093-001:**

21 **LAND DESCRIPTION – STREET PARCEL NO. 1**

22 A parcel of land conveyed by Special Warranty deed to the City and County of Denver, recorded
23 on the 1st day of June, 2022, at reception number 2022073337 in the City and County of Denver
24 Clerk and Recorder’s Office, State of Colorado, therein as:

25
26 **PARCEL A**

27
28 A Part of Lot 1, Block 6, Colfax Avenue Subdivision of Maple Grove Subdivision situated in the
29 Northeast 1/4 of Section 6, Township 4 South, Range 68 West of the 6th Principal Meridian, City
30 and County of Denver, State of Colorado, more particularly described as follows:

31
32 **Beginning** at the Northeast Corner of said Lot 1, Block 6, Colfax Avenue Subdivision of Maple
33 Grove Subdivision; Thence S00°26’44”E along the West Line of the 14 foot Public Alley located in
34 said Block 6, a distance of 8.00 feet; Thence S89°47’38”W a distance of 125.06 feet to a point on
35 the West Line of said Lot 1; Thence N00°26’26”W along said West Line of Lot 1, a distance of 8.00
36 feet to Northwest Corner of said Lot 1 and the South Right-of Way (R.O.W.) Line of West Colfax
37 Avenue;

1 Thence N89°47'38"E along said North Line of Lot 1 and along said South R.O.W. Line of West
2 Colfax Avenue, a distance of 125.06 feet to the **Point of Beginning**.

3
4 Parcel Contains (1,000 Square Feet) 0.0230 Acres, more or less

5
6 All lineal distances are represented in U.S. Survey Feet

7
8 Bearings are based on the North Line of Lot 1, Block 6, Colfax Avenue Subdivision of Maple Grove
9 Subdivision having an assumed bearing of N89°47'38"E and bounded by nail and 1" Brass Tag
10 stamped "ESC 27609" found at both the Northeast and Northwest Corner of said Lot 1

11 be and the same is hereby approved and said real property is hereby laid out and established and
12 declared laid out, opened and established as West Colfax Avenue.

13 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known
14 as West Colfax Avenue.

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

19 **PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-000093-002:**

20 **LAND DESCRIPTION - ALLEY PARCEL NO. 2**

21 A parcel of land conveyed by Special Warranty deed to the City and County of Denver, recorded
22 on the 1st day of June, 2022, at reception number 2022073337 in the City and County of Denver
23 Clerk and Recorder's Office, State of Colorado, therein as:

24
25 **PARCEL B**

26
27 A Part of Lots 1 through 4, inclusive, Block 6, Colfax Avenue Subdivision of Maple Grove
28 Subdivision situated in the Northeast 1/4 of Section 6, Township 4 South, Range 68 West of the 6th
29 Principal Meridian, City and County of Denver, State of Colorado, more particularly described as
30 follows:

31
32 **Commencing** at the Northeast Corner of said Lot 1, Block 6, Colfax Avenue Subdivision of Maple
33 Grove Subdivision; Thence S00°26'44"E along the West Line of the 14 foot Public Alley located in
34 said Block 6, a distance of 8.00 feet to the **Point of Beginning**;
35 Thence S00°26'44"E along said West Line, a distance of 92.05 feet to Southeast Corner of Lot 4,
36 Block 6, Colfax Avenue Subdivision of Maple Grove Subdivision;
37 Thence S89°47'41"W along the South Line of said Lot 4, a distance of 3.00 feet;
38 Thence N00°26'44"W a distance of 92.05 feet;
39 Thence N89°47'38"E a distance of 3.00 feet to the **Point of Beginning**.

40
41 Parcel Contains (276 Square Feet) 0.0063 Acres, more or less.

42
43 All lineal distances are represented in U.S. Survey Feet.

1
2 Bearings are based on the North Line of Lot 1, Block 6, Colfax Avenue Subdivision of Maple Grove
3 Subdivision having an assumed bearing of N89°47'38"E and bounded by nail and 1" Brass Tag
4 stamped "ESC 27609" found at both the Northeast and Northwest Corner of said Lot 1
5 be and the same is hereby approved and said real property is hereby laid out and established and
6 declared laid out, opened and established as a public alley.

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

9 COMMITTEE APPROVAL DATE: December 12, 2023 by Consent

10 MAYOR-COUNCIL DATE: December 19, 2023 by Consent

11 PASSED BY THE COUNCIL: _____
12 _____ - PRESIDENT

13 ATTEST: _____ - CLERK AND RECORDER,
14 EX-OFFICIO CLERK OF THE
15 CITY AND COUNTY OF DENVER

16 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: December 21, 2023

17 Pursuant to section 13-9, D.R.M.C., this proposed resolution has been reviewed by the Office of the
18 City Attorney. We find no irregularity as to form and have no legal objection to the proposed
19 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to
20 § 3.2.6 of the Charter.

21
22 Kerry Tipper, Denver City Attorney

23
24 BY: _____, Assistant City Attorney DATE: _____