

**BY AUTHORITY**

RESOLUTION NO. CR16-0467  
SERIES OF 2016

COMMITTEE OF REFERENCE:  
Infrastructure & Culture

**A RESOLUTION**

**Laying out, opening and establishing as part of the City street system parcels of land as Brighton Boulevard and Wynkoop Street located at the intersections of Brighton Boulevard and 38<sup>th</sup> Street, Brighton Boulevard and 40<sup>th</sup> Street and Wynkoop Street and 38<sup>th</sup> Street.**

**WHEREAS**, the Executive Director of Public Works 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;

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

**Section 1.** That the action of the Executive Director of Public Works in laying out, opening and establishing as part of the system of thoroughfares of the municipality the following described portions of real property situate, lying and being in the City and County of Denver, State of Colorado, to wit:

**PARCEL DESCRIPTION ROW NO. 2016-DEDICATION-0000120-001:**

**PARCEL NO. RTD-CCD-3**

That parcel of land conveyed to RTD by Warranty Deed recorded at Reception No. 2011126783 on November 8, 2011 in the City and County of Denver Clerk and Recorder’s Office and described therein as follows:

Parcel No. EC-21 of the RTD East Corridor Commuter Rail Project, containing 43 square feet, (0.001 Acres), being a portion of Lot 1, Block 7 of Ironton, recorded in the City and County of Denver Clerk and Recorder’s Office, located in the Southwest Quarter of Section 23, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 23;  
THENCE N31°26'59"E a distance of 1507.12 feet to an intersection of the Southeasterly right-of-way line of Brighton Boulevard with the Southwesterly right-of-way line of 38<sup>th</sup> Street, said point also being the Northwest corner of said Block 7 and to the POINT OF BEGINNING;

THENCE S45°05'05"E, coincident with said Southwesterly right-of-way line of 38<sup>th</sup> Street, a distance of 14.28 feet;  
THENCE N67°58'12"W a distance of 15.50 feet to a point lying on said Southeasterly right-of-way line of Brighton Boulevard;

THENCE N44°54'13"E, coincident with said Southeasterly right-of-way line of Brighton Boulevard, a distance of 6.03 feet to the POINT OF BEGINNING.

Containing 43 square feet, (0.001 Acres), more or less.

1 Basis of Bearings: All bearings are based on the line connecting “D 394” to “DR B” being a grid bearing of  
2 N77°31'03”E as obtained from a Global Positioning System (GPS) survey based on National Geodetic Survey (NGS)  
3 data. Said grid bearing is NAD 83 (CONUS), UTM Zone 13 North. “D 394” (PID KK1292) is a NGS mark  
4 monumented with a 3.5 inch disk set flush in concrete bridge abutment, stamped in part  
5 “NGS D 394 1983”. “DR B” (PID DH9129) is a NGS mark monumented with a flange  
6 encased stainless steel rod in 5 inch logo box and cap surrounded by concrete collar, flange stamped in part “DR B  
7 807”.

8  
9 be and the same is hereby approved and said real property is hereby laid out and established and  
10 declared laid out, opened and established as Brighton Boulevard.

11 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known  
12 as Brighton Boulevard.

13 **Section 3.** That the action of the Executive Director of Public Works in laying out, opening  
14 and establishing as part of the system of thoroughfares of the municipality the following described  
15 portions of real property situate, lying and being in the City and County of Denver, State of  
16 Colorado, to wit:

17 **PARCEL DESCRIPTION ROW NO. 2016-DEDICATION-0000120-001:**

18 **PARCEL NO. RTD-CCD-4**

19  
20 That parcel of land conveyed to RTD by Bargain and Sale Deed recorded at Reception No. 2011094881, EC-19A on  
21 August 25, 2011 in the City and County of Denver Clerk and Recorder’s Office and described therein as follows:  
22 Parcel No. EC-19A of the RTD East Corridor Commuter Rail Project, containing 31 square feet, (0.001 Acres), being  
23 a portion of Lot 13, Block 39 of St. Vincent’s Addition, Second Filing, recorded in the City and County of Denver  
24 Clerk and Recorder’s office, located in the Southwest Quarter of Section 23, Township 3 South, Range 68 West of the  
25 Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

26  
27 **COMMENCING** at the Southwest Corner of said Section 23;  
28 **THENCE** N32°07'22"E a distance of 1585.04 feet to an intersection of the Southeasterly right-of-way line of Brighton  
29 Boulevard with the Northeasterly right-of-way line of 38<sup>th</sup> Street, said point also being the Southwest corner of said  
30 Block 39 and to the **POINT OF BEGINNING**;

31  
32 **THENCE** N44°54'12"E, coincident with said Southeasterly right-of-way line of Brighton Boulevard, a distance of 8.52  
33 feet;

34 **THENCE** S04°20'48"W a distance of 11.22 feet to a point lying on said Northeasterly right-of-way line of 38<sup>th</sup> Street;  
35 **THENCE** N45°05'05"W, coincident with said Northeasterly right-of-way line of 38<sup>th</sup> Street, a distance of 7.30 feet to  
36 the **POINT OF BEGINNING**.

37  
38 Said Parcel No. EC-19A containing 31 square feet, (0.001 Acres), more or less.

39  
40 Basis of Bearings: All bearings are based on the line connecting “D 394” to “DR B” being a grid bearing of  
41 N77°31'03”E as obtained from a Global Positioning System (GPS) survey based on National Geodetic Survey (NGS)  
42 data. Said grid bearing is NAD 83 (CONUS), UTM Zone 13 North. “D 394” (PID KK1292) is a NGS mark  
43 monumented with a 3.5 inch disk set flush in concrete bridge abutment, stamped in part  
44 “NGS D 394 1983”. “DR B” (PID DH9129) is a NGS mark monumented with a flange  
45 encased stainless steel rod in 5 inch logo box and cap surrounded by concrete collar, flange stamped in part “DR B  
46 807”.

47  
48 be and the same is hereby approved and said real property is hereby laid out and established and

1 declared laid out, opened and established as Brighton Boulevard.

2 **Section 4.** That the real property described in Section 3 hereof shall henceforth be known  
3 as Brighton Boulevard.

4 **Section 5.** That the action of the Executive Director of Public Works in laying out, opening  
5 and establishing as part of the system of thoroughfares of the municipality the following described  
6 portions of real property situate, lying and being in the City and County of Denver, State of  
7 Colorado, to wit:

8 **PARCEL DESCRIPTION ROW NO. 2016-DEDICATION-0000120-001:**

9 **PARCEL NO. RTD-CCD-5**

10 That parcel of land conveyed to RTD by Warranty Deed recorded at Reception No. 2011028521 on March 15, 2011 in  
11 the City and County of Denver Clerk and Recorder’s Office and described therein as follows:

12 Parcel No. EC-22 of the RTD East Corridor Commuter Rail Project, containing 26 square feet, (0.001 Acres), being a  
13 portion of Lot 17, Block 8 of Ironton, recorded in the City and County of Denver Clerk and Recorder’s office, located  
14 in the Southwest Quarter of Section 23, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and  
15 County of Denver, State of Colorado, being more particularly described as follows:

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17  
18 **COMMENCING** at the Southwest Corner of said Section 23;  
19 THENCE N41°46'09"E a distance of 1548.03 feet to an intersection of the Northwesterly right-of-way line of  
20 Wynkoop Street with the Northeasterly right-of-way line of 38<sup>th</sup> Street, said point also being the Southeast corner of  
21 said Block 8 and to the **POINT OF BEGINNING**;

22  
23 THENCE N45°05'05"W, coincident with said Northeasterly right-of-way line of 38<sup>th</sup> Street, a distance of 7.06 feet;  
24 THENCE N89°10'39"E a distance of 10.11 feet to a point lying on said Northwesterly right-of-way line of Wynkoop  
25 Street;  
26 THENCE S44°54'13"W, coincident with said Northwesterly right-of-way line of Wynkoop Street, a distance of 7.24  
27 feet to the **POINT OF BEGINNING**.

28  
29 Said Parcel No. EC-22 containing 26 square feet, (0.001 Acres), more or less.

30  
31 **Basis of Bearings:** All bearings are based on the line connecting “D 394” to “DR B” being a grid bearing of  
32 N77°31'03”E as obtained from a Global Positioning System (GPS) survey based on National Geodetic Survey (NGS)  
33 data. Said grid bearing is NAD 83 (CONUS), UTM Zone 13 North. “D 394” (PID KK1292) is a NGS mark  
34 monumented with a 3.5 inch disk set flush in concrete bridge abutment, stamped in part  
35 “NGS D 394 1983”. “DR B” (PID DH9129) is a NGS mark monumented with a flange  
36 encased stainless steel rod in 5 inch logo box and cap surrounded by concrete collar, flange stamped in part “DR B  
37 807”.

38  
39 be and the same is hereby approved and said real property is hereby laid out and established and  
40 declared laid out, opened and established as Wynkoop Street.

41 **Section 6.** That the real property described in Section 5 hereof shall henceforth be known  
42 as Wynkoop Street.

43 **Section 7.** That the action of the Executive Director of Public Works in laying out, opening  
44 and establishing as part of the system of thoroughfares of the municipality the following described  
45 portions of real property situate, lying and being in the City and County of Denver, State of

1 Colorado, to wit:

2 **PARCEL DESCRIPTION ROW NO. 2016-DEDICATION-0000120-001:**

3 **PARCEL NO. RTD-CCD-6**

4  
5 That parcel of land conveyed to RTD by Warranty Deed recorded at Reception No. 2011094881, Parcel EC-19  
6 recorded August 25, 2011 in the City and County of Denver Clerk and Recorder’s Office and described therein as  
7 follows:

8 Parcel No. EC-19 of the RTD East Corridor Commuter Rail Project, containing 5,584 square feet, (0.128 Acres), being  
9 a portion of Lots 1-15, Block 30 of St. Vincent’s Addition, recorded in the City and County of Denver Clerk and  
10 Recorder’s office, located in the Southwest Quarter of Section 23, Township 3 South, Range 68 West of the Sixth  
11 Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

12  
13 COMMENCING at the Southwest Corner of said Section 23;  
14 THENCE N36°22'29"E a distance of 2369.50 feet to an intersection of the Southeasterly right-of-way line of Brighton  
15 Boulevard with the Southwesterly right-of-way line of 40th Street, said point also being the Northwest corner of said  
16 Block 30 and to the POINT OF BEGINNING;

17  
18 THENCE S44°58'33"E, coincident with said Southwesterly right-of-way line of 40th Street, a distance of 26.68 feet;  
19 THENCE N85°27'03"W a distance of 8.81 feet;  
20 THENCE S44°51'58"W a distance of 190.82 feet;  
21 THENCE S51°28'04"W a distance of 169.86 feet to a point lying on said Southeasterly right-of-way line of Brighton  
22 Boulevard;  
23 THENCE N44°47'57"E, coincident with said Southeasterly right-of-way line of Brighton Boulevard, a distance of  
24 365.34 feet to the POINT OF BEGINNING.

25  
26 Said Parcel No. EC-19 containing 5,584 square feet, (0.128 Acres), more or less.

27  
28 Basis of Bearings: All bearings are based on the line connecting “D 394” to “DR B” being a grid bearing of  
29 N77°31'03”E as obtained from a Global Positioning System (GPS) survey based on National Geodetic Survey (NGS)  
30 data. Said grid bearing is NAD 83 (CONUS), UTM Zone 13 North. “D 394” (PID KK1292) is a NGS mark  
31 monumented with a 3.5 inch disk set flush in concrete bridge abutment, stamped in part  
32 “NGS D 394 1983”. “DR B” (PID DH9129) is a NGS mark monumented with a flange  
33 encased stainless steel rod in 5 inch logo box and cap surrounded by concrete collar, flange stamped in part “DR B  
34 807”.

35  
36 be and the same is hereby approved and said real property is hereby laid out and established and  
37 declared laid out, opened and established as Brighton Boulevard.

38 **Section 8.** That the real property described in Section 7 hereof shall henceforth be known  
39 as Brighton Boulevard.

40 **Section 9.** That the action of the Executive Director of Public Works in laying out, opening  
41 and establishing as part of the system of thoroughfares of the municipality the following described  
42 portions of real property situate, lying and being in the City and County of Denver, State of  
43 Colorado, to wit:

1 **PARCEL DESCRIPTION ROW NO. 2016-DEDICATION-0000120-001:**

2 **PARCEL NO. RTD-CCD-7**

3  
4 That parcel of land conveyed to RTD by Warranty Deed recorded at Reception No. 2011047189 recorded April 29,  
5 2011 in the City and County of Denver Clerk and Recorder’s Office and described therein as follows:  
6 Parcel No. EC-92 of the RTD East Corridor Commuter Rail Project, containing 233 square feet, (0.005 Acres), being a  
7 portion of Lot 16, Block 27 of St. Vincent’s Addition, recorded in the City and County of Denver Clerk and  
8 Recorder’s office, located in the Southwest Quarter of Section 23, Township 3 South, Range 68 West of the Sixth  
9 Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

10  
11 **COMMENCING** at the Southwest Corner of said Section 23;  
12 THENCE N36°38'56"E a distance of 2448.66 feet to an intersection of the Southeasterly right-of-way line of Brighton  
13 Boulevard with the Northeasterly right-of-way line of 40<sup>th</sup> Street, said point also being the Southwest corner of said  
14 Block 27 and to the **POINT OF BEGINNING**;  
15  
16 THENCE N44°47'57"E, coincident with said Southeasterly right-of-way line of Brighton Boulevard, a distance of  
17 25.00 feet to the Northeast corner of said Lot 16;  
18 THENCE S45°12'03"E, coincident with the Northeasterly line of said Lot 16, a distance of 1.42 feet;  
19 THENCE S12°36'54"W a distance of 29.62 feet to a point lying on said Northeasterly right-of-way line of 40<sup>th</sup> Street;  
20 THENCE N44°58'33"W, coincident with said Northeasterly right-of-way line of 40<sup>th</sup> Street, a distance of 17.19 feet to  
21 the **POINT OF BEGINNING**.

22  
23 Said Parcel No. EC-92 containing 233 square feet, (0.005 Acres), more or less.

24  
25 **Basis of Bearings:** All bearings are based on the line connecting “D 394” to “DR B” being a grid bearing of  
26 N77°31'03”E as obtained from a Global Positioning System (GPS) survey based on National Geodetic Survey (NGS)  
27 data. Said grid bearing is NAD 83 (CONUS), UTM Zone 13 North. “D 394” (PID KK1292) is a NGS mark  
28 monumented with a 3.5 inch disk set flush in concrete bridge abutment, stamped in part  
29 “NGS D 394 1983”. “DR B” (PID DH9129) is a NGS mark monumented with a flange  
30 encased stainless steel rod in 5 inch logo box and cap surrounded by concrete collar, flange stamped in part “DR B  
31 807”.

32  
33 be and the same is hereby approved and said real property is hereby laid out and established and  
34 declared laid out, opened and established as Brighton Boulevard.

35 **Section 10.** That the real property described in Section 9 hereof shall henceforth be known  
36 as Brighton Boulevard.

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1 COMMITTEE APPROVAL DATE: June 30, 2016 by consent

2 MAYOR-COUNCIL DATE: July 5, 2016

3 PASSED BY THE COUNCIL: \_\_\_\_\_, 2016

4 \_\_\_\_\_ - PRESIDENT

5 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
6 EX-OFFICIO CLERK OF THE  
7 CITY AND COUNTY OF DENVER

8 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: July 7, 2016

9 Pursuant to Section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of  
10 the 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 Denver City Attorney

15  
16 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2016