

1 **BY AUTHORITY**

2 RESOLUTION NO. CR24-0160
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) North Winona Court, located at the intersection of North Winona Court**
7 **and West 9th Avenue; and 2) West 9th Avenue, located at the intersection of**
8 **North Winona Court and West 9th Avenue.**

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 public streets designated as part of the
12 system of thoroughfares of the municipality those portions of real property hereinafter more
13 particularly described, and, subject to approval by resolution has laid out, opened and established
14 the same as public streets;

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. 2023-DEDICATION-0000178-001:**

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

22 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND
23 COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF DECEMBER, 2023, AT
24 RECEPTION NUMBER 2023115653 IN THE CITY AND COUNTY OF DENVER CLERK AND
25 RECORDER’S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

26 BEING A PORITON OF A PARCEL DESCRIBED AND CONVEYED IN THAT CERTAIN
27 WARRANTY DEED RECORDED MARCH 21, 2022 AT RECEPTION No. 2022038098, LYING
28 WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE
29 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF
30 COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

31 COMMENCING AT THE SOUTHEAST CORNER OF A PARCEL DESCRIBED AND CONVEYED
32 IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 21, 2022 AT RECEPTION No.
33 2022037923;

34 THENCE ALONG THE EAST LINE OF SAID PARCEL, NORTH 00°00'00" WEST, 70.50 FEET TO
35 THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING THE SOUTHEAST

1 CORNER OF SAID PARCEL DESCRIBED AND CONVEYED IN THAT CERTAIN WARRANTY
2 DEED RECORDED MARCH 21, 2022 AT RECEPTION No. 2022038098;

3 THENCE ALONG THE SOUTH LINE OF SAID PARCEL, NORTH 89°13'31" WEST, 71.00 FEET
4 TO THE POINT OF BEGINNING;

5 THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3)
6 COURSES:

- 7 1. CONTINUING NORTH 89°13'31" WEST, 9.00 FEET TO A POINT;
- 8 2. NORTH 00°00'00" EAST, 70.50 FEET TO A POINT;
- 9 3. SOUTH 89°13'31" EAST, 9.00 FEET TO A POINT;

10 THENCE LEAVING SAID BOUNDARY, SOUTH 00°00'00" WEST, 70.50 FEET TO THE POINT
11 OF BEGINNING.

12 Containing 634 Square Feet or 0.014 Acres of land, more or less.

13 BASIS OF BEARINGS

14 North 00°00'00" West, a distance of 160.00 feet, being the bearing of a direct inverse between the
15 Southeast corner of a parcel of land described and conveyed in that certain warranty deed
16 recorded March 21, 2022 at Reception #2022037923 (marked by a found 1-1/4" diameter red
17 plastic cap, PLS 16828) and a 5' witness corner to the Northeast corner of a parcel of land
18 described and conveyed in that certain warranty deed recorded March 21, 2022 at Reception
19 #2022038098 (marked by a found chiseled + in concrete)

20 be and the same is hereby approved and said real property is hereby laid out and established and
21 declared laid out, opened and established as North Winona Court.

22 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known
23 as North Winona Court.

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

28 **PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000178-002:**

29 LAND DESCRIPTION – STREET PARCEL 2:

30 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND
31 COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF DECEMBER, 2023, AT
32 RECEPTION NUMBER 2023115653 IN THE CITY AND COUNTY OF DENVER CLERK AND
33 RECORDER’S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

34 BEING A PORITON OF A PARCEL DESCRIBED AND CONVEYED IN THAT CERTAIN
35 WARRANTY DEED RECORDED MARCH 21, 2022 AT RECEPTION No. 2022038098, LYING
36 WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE

1 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF
2 COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

3 COMMENCING AT THE SOUTHEAST CORNER OF A PARCEL DESCRIBED AND CONVEYED
4 IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 21, 2022 AT RECEPTION No.
5 2022037923;

6 THENCE ALONG THE EAST LINE OF SAID PARCEL, NORTH 00°00'00" WEST, 70.50 FEET TO
7 THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING THE SOUTHEAST
8 CORNER OF SAID PARCEL DESCRIBED AND CONVEYED IN THAT CERTAIN WARRANTY
9 DEED RECORDED MARCH 21, 2022 AT RECEPTION No. 2022038098;

10 THENCE ALONG THE EAST LINE OF SAID PARCEL, CONTINUING NORTH 00°00'00" WEST,
11 77.25 FEET TO THE POINT OF BEGINNING;

12 THENCE LEAVING SAID EAST LINE, NORTH 89°13'31" WEST, 50.00 FEET TO A POINT ON
13 THE BOUNDARY OF SAID PARCEL;

14 THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES:

- 15 1. NORTH 00°00'00" EAST, 7.25 FEET TO A POINT;
- 16 2. SOUTH 89°13'31" EAST, 50.00 FEET TO A POINT;
- 17 3. SOUTH 00°00'00" EAST, 7.25 FEET TO THE POINT OF BEGINNING.

18 Containing 362 Square Feet or 0.008 Acres of land, more or less.

19 BASIS OF BEARINGS

20 North 00°00'00" West, a distance of 160.00 feet, being the bearing of a direct inverse between the
21 Southeast corner of a parcel of land described and conveyed in that certain warranty deed
22 recorded March 21, 2022 at Reception #2022037923 (marked by a found 1-1/4" diameter red
23 plastic cap, PLS 16828) and a 5' witness corner to the Northeast corner of a parcel of land
24 described and conveyed in that certain warranty deed recorded March 21, 2022 at Reception
25 #2022038098 (marked by a found chiseled + in concrete)

26 be and the same is hereby approved and said real property is hereby laid out and established and
27 declared laid out, opened and established as West 9th Avenue.


28 **Section 4.** That the real property described in Section 3 hereof shall henceforth be known
29 as West 9th Avenue.

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

1 COMMITTEE APPROVAL DATE: February 13, 2024 by Consent

2 MAYOR-COUNCIL DATE: February 20, 2024 by Consent

3 PASSED BY THE COUNCIL: February 26, 2024

4  _____ - 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: February 22, 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

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16 BY: Anshul Bagga, Assistant City Attorney DATE: Feb 22, 2024