

1 **BY AUTHORITY**

2 RESOLUTION NO. CR20-0250  
3 SERIES OF 2020

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 South Delaware Street and West Wesley Avenue, located at the**  
7 **intersection of South Delaware Street and West Wesley Avenue; and, a parcel of**  
8 **land as public right of way as public alley bounded by South Delaware Street,**  
9 **West Wesley Avenue, South Cherokee Street and West Harvard Avenue.**

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

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. 2019-DEDICATION-0000166-001:**

22 **LAND DESCRIPTION - STREET PARCEL #1**

23 A PORTION OF THAT PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO  
24 THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF FEBRUARY 2020,  
25 AT RECEPTION NO. 2020015084 IN THE CITY AND COUNTY OF DENVER CLERK AND  
26 RECORDER'S OFFICE, STATE OF COLORADO, THEREIN DESCRIBED AS:

27 A PORTION OF LOTS 1 THROUGH 4 INCLUSIVE OF BLOCK 12 OF BREENLOW SUBDIVISION  
28 OF SOUTH DENVER, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27,  
29 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY &  
30 COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS  
31 FOLLOWS:

32 BASIS OF BEARINGS: A 20 FOOT RANGE LINE IN W. WESLEY AVENUE BETWEEN S.  
33 DELAWARE STREET AND S. CHEROKEE STREET IS ASSUMED TO BEAR NORTH 89°50'14"  
34 EAST A DISTANCE OF 305.87 FEET BETWEEN A CHISELED "+" ON A STONE IN A RANGE  
35 BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. DELAWARE STREET

1 AND AN AXLE IN A RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE  
2 AND S. CHEROKEE STREET.

3 COMMENCING AT SAID FOUND CHISELED "+" ON STONE IN RANGE BOX FOUND AT THE  
4 INTERSECTION OF W. WESLEY AVENUE AND S. DELAWARE STREET;

5 THENCE SOUTH 26°31'33" EAST A DISTANCE OF 44.64 FEET TO THE NORTHWEST  
6 CORNER OF SAID LOT 1, BLOCK 12 AND A FOUND 1" YELLOW PLASTIC CAP STAMPED  
7 PLS 18475 AND THE POINT OF BEGINNING;

8 THENCE SOUTH 45°02'12" EAST A DISTANCE OF 5.64 FEET TO A POINT 4.00 FEET EAST  
9 OF THE WEST LINE SAID LOT 1, BLOCK 12;

10 THENCE PARALLEL WITH AND 4.00 FEET EAST OF THE WEST LINE OF SAID LOTS 1  
11 THROUGH 4, INCLUSIVE, BLOCK 12, SOUTH 00°05'22" WEST A DISTANCE OF 96.00 FEET  
12 TO A POINT ON THE SOUTH LINE OF SAID LOT 4, BLOCK 12;

13 THENCE ALONG THE SOUTH LINE OF SAID LOT 4, BLOCK 12, SOUTH 89°50'46" WEST A  
14 DISTANCE OF 4.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 12, AND A  
15 FOUND 1" YELLOW PLASTIC CAP STAMPED PLS 18475;

16 THENCE ALONG SAID WEST LINE LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 12, NORTH  
17 00°05'22" EAST A DISTANCE OF 100.00 FEET TO SAID NORTHWEST CORNER LOT 1,  
18 BLOCK 12 AND THE POINT OF BEGINNING.

19 CONTAINING ±392 SQUARE FEET OR ±0.009 ACRES OF LAND, MORE OR LESS

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 South Delaware Street.

22 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known  
23 as South Delaware Street.

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  
29 **PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000166-002:**

30 **LAND DESCRIPTION – STREET PARCEL #2**

31 A PORTION OF THAT PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO  
32 THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF FEBRUARY 2020,  
33 AT RECEPTION NO. 2020015084 IN THE CITY AND COUNTY OF DENVER CLERK AND  
34 RECORDER'S OFFICE, STATE OF COLORADO, THEREIN DESCRIBED AS:

35 A PORTION OF LOT 1 OF BLOCK 12 OF BREENLOW SUBDIVISION OF SOUTH DENVER,  
36 LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 4 SOUTH,

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

3 BASIS OF BEARINGS: A 20 FOOT RANGE LINE IN W. WESLEY AVENUE BETWEEN S.  
4 DELAWARE STREET AND S. CHEROKEE STREET IS ASSUMED TO BEAR NORTH 89°50'14"  
5 EAST A DISTANCE OF 305.87 FEET BETWEEN A CHISELED "+" ON A STONE IN A RANGE  
6 BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. DELAWARE STREET  
7 AND AN AXLE IN A RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE  
8 AND S. CHEROKEE STREET.

9 COMMENCING AT SAID FOUND CHISELED "+" ON STONE IN RANGE BOX FOUND AT THE  
10 INTERSECTION OF W. WESLEY AVENUE AND S. DELAWARE STREET;

11 THENCE SOUTH 26°31'33" EAST A DISTANCE OF 44.64 FEET TO THE NORTHWEST  
12 CORNER OF SAID LOT 1, BLOCK 12 AND A FOUND 1" YELLOW PLASTIC CAP STAMPED  
13 PLS 18475 AND THE POINT OF BEGINNING;

14 THENCE ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 12, NORTH 89°50'14" EAST A  
15 DISTANCE OF 124.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 12 AND  
16 A FOUND 1" YELLOW PLASTIC CAP STAMPED PLS 18475.

17 THENCE ALONG THE EAST LINE OF SAID LOT 1, BLOCK 12, SOUTH 00°05'20" WEST A  
18 DISTANCE OF 4.00 FEET;

19 THENCE PARALLEL WITH AND 4.00 FEET SOUTH OF SAID NORTH LINE LOT 1, BLOCK 12,  
20 SOUTH 89°50'14" WEST A DISTANCE OF 120.94 FEET;

21 THENCE NORTH 45°02'12" WEST, A DISTANCE OF 5.64 FEET TO THE NORTHWEST  
22 CORNER OF SAID LOT 1, BLOCK 12 AND THE POINT OF BEGINNING.

23 CONTAINING ±492 SQUARE FEET OR ±0.011 ACRES OF LAND, MORE OR LESS

24 be and the same is hereby approved and said real property is hereby laid out and established and  
25 declared laid out, opened and established as West Wesley Avenue.

26 **Section 4.** That the real property described in Section 3 hereof shall henceforth be known  
27 as West Wesley Avenue.

28 **Section 5.** That the action of the Executive Director of the Department of Transportation  
29 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of  
30 the municipality the following described portion of real property situate, lying and being in the City  
31 and County of Denver, State of Colorado, to wit:

32 **PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000166-003:**

33 **LAND DESCRIPTION – ALLEY PARCEL #3**

34 A PORTION OF THAT PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO  
35 THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF FEBRUARY 2020,

1 AT RECEPTION NO. 2020015084 IN THE CITY AND COUNTY OF DENVER CLERK AND  
2 RECORDER'S OFFICE, STATE OF COLORADO, THEREIN DESCRIBED AS:

3 A PORTION OF LOTS 1 THROUGH 3 INCLUSIVE OF BLOCK 12 OF BREENLOW SUBDIVISION  
4 OF SOUTH DENVER, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27,  
5 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY &  
6 COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS  
7 FOLLOWS:

8 BASIS OF BEARINGS: A 20 FOOT RANGE LINE IN W. WESLEY AVENUE BETWEEN S.  
9 DELAWARE STREET AND S. CHEROKEE STREET IS ASSUMED TO BEAR NORTH 89°50'14"  
10 EAST A DISTANCE OF 305.87 FEET BETWEEN A CHISELED "+" ON A STONE IN A RANGE  
11 BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE AND S. DELAWARE STREET  
12 AND AN AXLE IN A RANGE BOX FOUND AT THE INTERSECTION OF W. WESLEY AVENUE  
13 AND S. CHEROKEE STREET.

14 COMMENCING AT SAID FOUND CHISELED "+" ON STONE IN RANGE BOX FOUND AT THE  
15 INTERSECTION OF W. WESLEY AVENUE AND S. DELAWARE STREET;

16 THENCE SOUTH 26°31'33" EAST A DISTANCE OF 44.64 FEET TO THE NORTHWEST  
17 CORNER OF SAID LOT 1, BLOCK 12 AND A FOUND 1" YELLOW PLASTIC CAP STAMPED  
18 PLS 18475;

19 THENCE ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 12, NORTH 89°50'14" EAST A  
20 DISTANCE OF 124.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 12 AND  
21 A FOUND 1" YELLOW PLASTIC CAP STAMPED PLS 18475;

22 THENCE ALONG THE EAST LINE OF SAID LOT 1, BLOCK 12, SOUTH 00°05'20" WEST A  
23 DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING;

24 THENCE ALONG THE EAST LINE OF LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 12, SOUTH  
25 00°05'20" WEST A DISTANCE OF 71.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3,  
26 BLOCK 12;

27 THENCE ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK 12, SOUTH 89°50'38" WEST A  
28 DISTANCE OF 2.00 FEET;

29 THENCE DEPARTING SAID SOUTH LINE OF LOT 3, BLOCK 12, PARALLEL WITH AND 2.00  
30 FEET WEST OF SAID EAST LINE LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 12, NORTH  
31 00°05'20" EAST A DISTANCE OF 71.01 FEET;

32 THENCE SOUTH 89°54'58" EAST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

33 CONTAINING ±142 SQUARE FEET OR ±0.003 ACRES OF LAND, MORE OR LESS

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

36 **Section 6.** That the real property described in Section 5 hereof shall henceforth be a public  
37 alley.

1  
2 COMMITTEE APPROVAL DATE: March 17, 2020 by Consent  
3 MAYOR-COUNCIL DATE: March 24, 2020 by Consent  
4 PASSED BY THE COUNCIL: \_\_\_\_\_

5 \_\_\_\_\_ - PRESIDENT

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

9 PREPARED BY: Martin A. Plate, Assistant City Attorney DATE: March 26, 2020

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

14  
15 Kristin M. Bronson, Denver City Attorney

16 BY:  \_\_\_\_\_, Assistant City Attorney DATE: Mar 25, 2020  
17