

1 **BY AUTHORITY**

2 RESOLUTION NO. CR24-0179
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 Speer Boulevard, located near the intersection of North Speer**
7 **Boulevard and North Firth Court; 2) Public Alley, bounded by North Speer**
8 **Boulevard, North Firth Court, West 29th Avenue, and North Bryant Street; 3)**
9 **North Firth Court, located near the intersection of North Firth Court and West**
10 **29th Avenue; and 4) Public Alley, bounded by North Speer Boulevard, North Firth**
11 **Court, West 29th Avenue, and North Bryant Street.**

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

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

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

23 **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000146-001:**

24 **LEGAL DESCRIPTION - STREET PARCEL #1:** PARCEL A OF LAND CONVEYED BY
25 SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE
26 14TH DAY OF NOVEMBER, 2023, AT RECEPTION NUMBER 2023109181 IN THE CITY AND
27 COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO,
28 DESCRIBED AS FOLLOWS:

29
30 A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP
31 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
32 DENVER, STATE OF COLORADO, BEING THE SAME PROPERTY AS DENOTED BY
33 RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 15 HIGHLAND PARK AND BEING MORE
34 FURTHERLY DESCRIBED AS FOLLOWS:

35
36 **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE 20-FOOT RANGE LINE LOCATED IN
37 W 29TH AVENUE BETWEEN FIRTH COURT AND BRYANT STREET IN THE SOUTHEAST

1 QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE
2 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE RANGE POINT AT
3 THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET BY A FOUND ONE
4 INCH AXEL IN A RANGE BOX AND BY A RANGE POINT AT THE INTERSECTION OF WEST
5 29TH AVENUE AND FIRTH COURT BY A FOUND ONE INCH AXEL IN A RANGE BOX, AS
6 BEARING NORTH 89°21'46" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE
7 THERETO;

8
9 **COMMENCING** AT THE SAID RANGE POINT AT THE INTERSECTION OF WEST 29TH
10 AVENUE AND BRYANT STREET; THENCE SOUTH 25°24'11" EAST, A DISTANCE OF 432.77
11 FEET TO THE SOUTHWEST CORNER OF LOT 43 OF SAID RESUBDIVISION OF LOTS 1, 2, 3,
12 4, 5, AND 6, BLOCK 15 HIGHLAND PARK AND THE **POINT OF BEGINNING FOR PARCEL A**;

13
14 THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 43 NORTH 25°30'39" EAST, A
15 DISTANCE OF 12.00 FEET;

16
17 THENCE DEPARTING THE SAID WEST LINE OF LOT 43 AND CONTINUING SOUTHERLY
18 ALONG A LINE 12.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY
19 OF SPEER BOULEVARD SOUTH 64°33'59" EAST, A DISTANCE OF 174.79 FEET TO A POINT
20 ON THE EAST LINE OF LOT 49 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6,
21 BLOCK 15 HIGHLAND PARK;

22
23 THENCE SOUTHERLY ALONG THE SAID EAST LINE OF LOT 49 SOUTH 25°31'31" WEST, A
24 DISTANCE OF 12.00 FEET TO THE SAID NORTH RIGHT-OF-WAY OF SPEER BOULEVARD;

25
26 THENCE DEPARTING THE SAID EAST LINE OF LOT 43 AND CONTINUING WESTERLY
27 ALONG THE SAID NORTH RIGHT-OF-WAY OF SPEER BOULEVARD NORTH 64°33'59" WEST,
28 A DISTANCE OF 174.79 FEET TO THE **POINT OF BEGINNING A**;

29
30 SAID PARCEL CONTAINS 2,098 SQUARE FEET OR 0.048 ACRES, MORE OR LESS
31 be and the same is hereby approved and said real property is hereby laid out and established and
32 declared laid out, opened and established as North Speer Boulevard.

33 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known
34 as North Speer Boulevard.

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

39 **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000146-002:**

40 **LEGAL DESCRIPTION - ALLEY PARCEL #2:**
41 PARCEL B OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY
42 OF DENVER, RECORDED ON THE 14TH DAY OF NOVEMBER, 2023, AT RECEPTION NUMBER

1 2023109181 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
2 STATE OF COLORADO, DESCRIBED AS FOLLOWS:

3
4 A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP
5 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
6 DENVER, STATE OF COLORADO, BEING THE SAME PROPERTY AS DENOTED BY
7 RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 15 HIGHLAND PARK AND BEING MORE
8 FURTHERLY DESCRIBED AS FOLLOWS:

9
10 **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE 20-FOOT RANGE LINE LOCATED IN
11 W 29TH AVENUE BETWEEN FIRTH COURT AND BRYANT STREET IN THE SOUTHEAST
12 QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE
13 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE RANGE POINT AT
14 THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET BY A FOUND ONE
15 INCH AXEL IN A RANGE BOX AND BY A RANGE POINT AT THE INTERSECTION OF WEST
16 29TH AVENUE AND FIRTH COURT BY A FOUND ONE INCH AXEL IN A RANGE BOX, AS
17 BEARING NORTH 89°21'46" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE
18 THERETO;

19
20 **COMMENCING** AT THE SAID RANGE POINT AT THE INTERSECTION OF WEST 29TH
21 AVENUE AND BRYANT STREET; THENCE SOUTH 46°43'14" EAST, A DISTANCE OF 346.57
22 FEET TO THE NORTHWEST CORNER OF LOT 43 OF SAID RESUBDIVISION OF LOTS 1, 2, 3,
23 4, 5, AND 6, BLOCK 15 HIGHLAND PARK AND THE **POINT OF BEGINNING FOR PARCEL B;**

24
25 THENCE EAST ALONG THE SOUTH RIGHT-OF-WAY OF AN ALLEY SOUTH 64°37'46" EAST, A
26 DISTANCE OF 19.32 FEET TO AN ANGLE POINT;

27
28 THENCE SOUTHEASTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY OF AN ALLEY SOUTH
29 39°33'46" EAST, A DISTANCE OF 171.47 FEET TO THE NORTHEAST CORNER OF LOT 49 OF
30 SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK;

31
32 THENCE SOUTHERLY ALONG THE EAST LINE OF THE SAID LOT 49 SOUTH 25°31'31"
33 WEST, A DISTANCE OF 4.41 FEET;

34
35 THENCE DEPARTING THE SAID EAST LINE OF LOT 49 ALONG A LINE 4.00 FEET SOUTH OF
36 AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY OF AFORESAID ALLEY OF SAID
37 RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK NORTH 39°33' 46"
38 WEST, A DISTANCE OF 172.44 FEET TO AN ANGLE POINT;

39
40 THENCE NORTHWESTERLY CONTINUING ALONG A LINE 4.00 FEET SOUTH OF AND
41 PARALLEL WITH THE SAID SOUTH RIGHT-OF-WAY OF AN ALLEY NORTH 64°37'46" WEST, A
42 DISTANCE OF 18.44 FEET TO THE WEST LINE OF LOT 43 OF SAID RESUBDIVISION OF
43 LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK;

44
45 THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 43 NORTH 25°30'39" EAST, A
46 DISTANCE OF 4.00 FEET TO THE **POINT OF BEGINNING FOR PARCEL B;**

47
48 SAID PARCEL CONTAINS 763 SQUARE FEET OR 0.018 ACRES MORE OR LESS

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 a public alley.

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

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

9 **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000146-003:**

10 **LEGAL DESCRIPTION - STREET PARCEL #3:**

11 PARCEL C OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY
12 OF DENVER, RECORDED ON THE 14TH DAY OF NOVEMBER, 2023, AT RECEPTION NUMBER
13 2023109181 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
14 STATE OF COLORADO, DESCRIBED AS FOLLOWS:

15
16 A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP
17 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
18 DENVER, STATE OF COLORADO, BEING THE SAME PROPERTY AS DENOTED BY
19 RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 15 HIGHLAND PARK AND BEING MORE
20 FURTHERLY DESCRIBED AS FOLLOWS:

21
22 **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE 20-FOOT RANGE LINE LOCATED IN
23 W 29TH AVENUE BETWEEN FIRTH COURT AND BRYANT STREET IN THE SOUTHEAST
24 QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE
25 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE RANGE POINT AT
26 THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET BY A FOUND ONE
27 INCH AXEL IN A RANGE BOX AND BY A RANGE POINT AT THE INTERSECTION OF WEST
28 29TH AVENUE AND FIRTH COURT BY A FOUND ONE INCH AXEL IN A RANGE BOX, AS
29 BEARING NORTH 89°21'46" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE
30 THERETO;

31
32 **COMMENCING** AT THE SAID RANGE POINT AT THE INTERSECTION OF WEST 29TH
33 AVENUE AND BRYANT STREET; THENCE SOUTH 71°26'07" EAST, A DISTANCE OF 64.28
34 FEET TO THE NORTHWEST CORNER OF LOT 17 OF SAID RESUBDIVISION OF LOTS 1, 2, 3,
35 4, 5, AND 6, BLOCK 15 HIGHLAND PARK AND THE **POINT OF BEGINNING FOR PARCEL C;**

36
37 THENCE SOUTHEASTERLY ALONG THE SOUTHWEST RIGHT-OF-WAY OF FIRTH COURT
38 SOUTH 39°32'59" EAST, A DISTANCE OF 112.50 FEET TO THE INTERSECTION WITH A
39 RIGHT-OF-WAY PARCEL RECORDED UNDER RECEPTION NUMBER 1985038717 IN THE
40 CITY AND COUNTY OF DENVER PUBLIC RECORDS;

41
42 THENCE CONTINUING ALONG THE PERIMETER OF SAID RIGHT-OF-WAY PARCEL THE
43 FOLLOWING TWO (2) COURSES:
44

- 1 1. SOUTH 50°27'01" WEST, A DISTANCE OF 7.00 FEET;
2 2. SOUTH 39°32'59" EAST, A DISTANCE OF 112.50 FEET TO THE SOUTHEAST LINE OF
3 LOT 9 OF SAID RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND
4 PARK;

5
6 THENCE DEPARTING THE SAID RIGHT-OF-WAY PARCEL SOUTHWESTERLY ALONG THE
7 SAID SOUTHEAST LINE OF LOT 9 SOUTH 50°26'14" WEST, A DISTANCE OF 2.00 FEET;

8
9 THENCE DEPARTING THE SAID SOUTHEAST LINE OF LOT 9 NORTHWESTERLY ALONG A
10 LINE THAT IS 2.00 FEET SOUTHWEST OF AND PARALLEL WITH THE SOUTHWEST LINE OF
11 THE SAID RIGHT-OF-WAY PARCEL NORTH 39°32'59" WEST, A DISTANCE OF 112.50 FEET
12 TO A POINT ON THE NORTHWEST LINE OF THE SAID RIGHT-OF-WAY PARCEL EXTENDED
13 SOUTHWEST;

14 THENCE CONTINUING NORTHWESTERLY ALONG A LINE THAT IS 9.00 FEET SOUTHWEST
15 OF AND PARALLEL WITH THE SOUTHWEST RIGHT-OF-WAY OF FIRTH COURT NORTH
16 39°32'59" WEST, A DISTANCE OF 112.50 FEET TO A POINT ON THE NORTHWEST LINE OF
17 LOT 17;

18
19 THENCE NORTHEASTERLY ALONG THE SAID NORTHWEST LINE OF LOT 17 NORTH
20 50°26'14" EAST, A DISTANCE OF 9.00 FEET TO THE **POINT OF BEGINNING FOR PARCEL C**;

21
22 SAID PARCEL CONTAINS 1,236 SQUARE FEET OR 0.028 ACRES, MORE OR LESS

23 be and the same is hereby approved and said real property is hereby laid out and established and
24 declared laid out, opened and established as North Firth Court.

25 **Section 6.** That the real property described in Section 5 hereof shall henceforth be known
26 as North Firth Court.

27 **Section 7.** That the action of the Executive Director of the Department of Transportation
28 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of
29 the municipality the following described portion of real property situate, lying and being in the City
30 and County of Denver, State of Colorado, to wit:

31 **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000146-004:**

32 **LEGAL DESCRIPTION - ALLEY PARCEL #4:**

33 PARCEL D OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY
34 OF DENVER, RECORDED ON THE 14TH DAY OF NOVEMBER, 2023, AT RECEPTION NUMBER
35 2023109181 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,
36 STATE OF COLORADO, DESCRIBED AS FOLLOWS:

37
38 A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP
39 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
40 DENVER, STATE OF COLORADO, BEING THE SAME PROPERTY AS DENOTED BY
41 RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 15 HIGHLAND PARK AND BEING MORE
42 FURTHERLY DESCRIBED AS FOLLOWS:
43

1 **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE 20-FOOT RANGE LINE LOCATED IN
2 W 29TH AVENUE BETWEEN FIRTH COURT AND BRYANT STREET IN THE SOUTHEAST
3 QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE
4 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE RANGE POINT AT
5 THE INTERSECTION OF WEST 29TH AVENUE AND BRYANT STREET BY A FOUND ONE
6 INCH AXEL IN A RANGE BOX AND BY A RANGE POINT AT THE INTERSECTION OF WEST
7 29TH AVENUE AND FIRTH COURT BY A FOUND ONE INCH AXEL IN A RANGE BOX, AS
8 BEARING NORTH 89°21'46" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE
9 THERETO;

10
11 **COMMENCING** AT THE SAID RANGE POINT AT THE INTERSECTION OF WEST 29TH
12 AVENUE AND BRYANT STREET; THENCE SOUTH 51°50'53" EAST, A DISTANCE OF 316.61
13 FEET TO THE SOUTHWEST CORNER OF LOT 17 OF SAID RESUBDIVISION OF LOTS 1, 2, 3,
14 4, 5, AND 6, BLOCK 15 HIGHLAND PARK AND THE **POINT OF BEGINNING FOR PARCEL D;**

15
16 THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF THE SAID LOT 17 NORTH
17 50°26'14" EAST A DISTANCE OF 115.98 TO A POINT 9.00 FEET SOUTHWEST FROM THE
18 NORTHWEST CORNER OF SAID LOT 17;

19
20 THENCE DEPARTING THE SAID NORTHWEST LINE OF LOT 17 SOUTH 39°32'59" EAST, A
21 DISTANCE OF 5.00 FEET;

22
23 THENCE SOUTHWESTERLY ALONG A LINE THAT IS 5.00 FEET SOUTHEAST OF AND
24 PARALLEL WITH THE SAID NORTHWEST LINE OF LOT 17 SOUTH 50°26'14" WEST, A
25 DISTANCE OF 115.98 FEET TO THE COMMON LINE OF THE SOUTHWEST LINE OF SAID
26 LOT 17 AND THE NORTHEAST RIGHT-OF- WAY OF AN ALLEY PER THE SAID
27 RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 15 HIGHLAND PARK;
28 THENCE NORTHWESTERLY ALONG THE SAID COMMON LINE NORTH 39°33'46" WEST, A
29 DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING FOR PARCEL D;**

30
31 SAID PARCEL CONTAINS 580 SQUARE FEET OR 0.013 ACRES, MORE OR LESS
32 be and the same is hereby approved and said real property is hereby laid out and established and
33 declared laid out, opened and established as a public alley.


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

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

1 COMMITTEE APPROVAL DATE: February 20, 2024 by Consent

2 MAYOR-COUNCIL DATE: February 27, 2024

3 PASSED BY THE COUNCIL: March 4, 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 29, 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

15 BY: Anshul Bagga, Assistant City Attorney DATE: Feb 28, 2024
16