

**BY AUTHORITY**

RESOLUTION NO. CR23-1737

COMMITTEE OF REFERENCE:

SERIES OF 2023

Land Use, Transportation & Infrastructure

**A RESOLUTION**

**Laying out, opening and establishing as part of the City street system parcels of land as: 1) North Sheridan Boulevard, located at the intersection of West 17th Avenue and North Sheridan Boulevard; 2) West Annie Place, located at the intersection of North Sheridan Boulevard and West Annie Place; and 3) Public Alley, bounded by West 17th Avenue, North Sheridan Boulevard, West Annie Place and North Zenobia Street.**

**WHEREAS**, the Executive Director of the Department of Transportation and Infrastructure 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 and a public alley 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 and a public alley;

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

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

**PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000157-001:**

**LAND DESCRIPTION - STREET PARCEL NO.1**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 15TH DAY OF MARCH, 2023, AT RECEPTION NUMBER 2023021169 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 1 THROUGH 16, BLOCK 3, BRINKHAUS SLOAN LAKE ADDITION 2ND FILING, LOCATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARITY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 3, BRINKHAUS SLOAN LAKE ADDITION 2ND FILING;

1 THENCE SOUTH 89°54'31" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF  
2 14.00 FEET;  
3  
4 THENCE DEPARTING SAID NORTH LINE, PARALLEL WITH THE WEST LINE OF SAID BLOCK  
5 3, SOUTH 00°05'40" EAST, A DISTANCE OF 405.33 FEET TO A POINT ON THE SOUTH LINE  
6 OF SAID LOT 16;  
7 THENCE NORTH 89°54'58" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 14.00 FEET  
8 TO THE SOUTHWEST CORNER OF SAID BLOCK 3;  
9  
10 THENCE NORTH 00°05'40" WEST, ALONG THE WEST LINE OF SAID BLOCK 3, A DISTANCE  
11 OF 405.33 FEET TO THE POINT OF BEGINNING.  
12

13 CONTAINING ±5,675 SQUARE FEET OR ±0.130 ACRES

14 BASIS OF BEARINGS:

15  
16 BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION  
17 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. WHICH IS ASSUMED TO BEAR  
18 NORTH 00°05'40" WEST A DISTANCE OF 2639.98 FEET, AS DEFINED AND MEASURED  
19 BETWEEN A FOUND 2-1/2" ALUMINUM CAP STAMPED "L.S. 13212" IN RANGE BOX 0.6'  
20 BELOW GRADE AT THE WEST 1/4 CORNER SAID SECTION 31 AND AT THE SW CORNER  
21 SAID SECTION 31 BY A FOUND 3.25" ALUMINUM CAP STAMPED "PLS 13485" IN RANGE BOX,  
22 AS SHOWN HEREON

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 Sheridan Boulevard.

25 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known  
26 as North Sheridan Boulevard.

27 **Section 3.** 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-0000157-002:**

32 **LAND DESCRIPTION - STREET PARCEL NO. 2**

33 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND  
34 COUNTY OF DENVER, RECORDED ON THE 15TH DAY OF MARCH, 2023, AT RECEPTION  
35 NUMBER 2023021169 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S  
36 OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

37  
38 A PORTION OF LOT 16, BLOCK 3, BRINKHAUS SLOAN LAKE ADDITION 2ND FILING,  
39 LOCATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 3  
40 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF  
41 DENVER, STATE OF COLORADO, BEING MORE PARTICULARITY DESCRIBED AS  
42 FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 16, BLOCK 3, BRINKHAUS SLOAN  
LAKE ADDITION 2ND FILING;  
THENCE NORTH 89°54'58" WEST, ALONG THE SOUTH LINE OF SAID LOT 16, A DISTANCE  
OF 106.15 FEET TO A POINT 14.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT  
16;  
THENCE DEPARTING SAID SOUTH LINE, NORTH 00°05'40" WEST A DISTANCE OF 7.00  
FEET;  
THENCE SOUTH 89°54'58" EAST, A DISTANCE OF 106.15 FEET TO A POINT ON THE EAST  
LINE OF SAID LOT 16;  
THENCE SOUTH 00°06'02" EAST, ALONG THE EAST LINE OF SAID LOT 16, A DISTANCE OF  
7.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±743 SQUARE FEET OR ±0.017 ACRES

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION  
31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. WHICH IS ASSUMED TO BEAR  
NORTH 00°05'40" WEST A DISTANCE OF 2639.98 FEET, AS DEFINED AND MEASURED  
BETWEEN A FOUND 2-1/2" ALUMINUM CAP STAMPED "L.S. 13212" IN RANGE BOX 0.6'  
BELOW GRADE AT THE WEST 1/4 CORNER SAID SECTION 31 AND AT THE SW CORNER  
SAID SECTION 31 BY A FOUND 3.25" ALUMINUM CAP STAMPED "PLS 13485" IN RANGE BOX,  
AS SHOWN HEREON

be and the same is hereby approved and said real property is hereby laid out and established and  
declared laid out, opened and established as West Annie Place.

**Section 4.** That the real property described in Section 3 hereof shall henceforth be known  
as West Annie Place.

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

**PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000157-003:**

**LAND DESCRIPTION - ALLEY PARCEL NO. 3**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND  
COUNTY OF DENVER, RECORDED ON THE 15TH DAY OF MARCH, 2023, AT RECEPTION  
NUMBER 2023021169 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S  
OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 1 THROUGH 16, BLOCK 3, BRINKHAUS SLOAN LAKE ADDITION 2ND  
FILING, LOCATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31,  
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND

COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARITY DESCRIBED  
AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 3, BRINKHAUS SLOAN  
LAKE ADDITION 2ND FILING; THENCE SOUTH 00°06'02" EAST, ALONG THE EAST LINES OF  
SAID LOTS 1 THROUGH 16 INCLUSIVE, A DISTANCE OF 398.32 FEET TO A POINT 7.00 FEET  
NORTH OF THE SOUTHEAST CORNER IF SAID LOT 16;

THENCE DEPARTING THE EAST LINE OF SAID LOT 16, NORTH 89°54'58" WEST, A  
DISTANCE OF 2.00 FEET;

THENCE NORTH 00°06'02" WEST, A DISTANCE OF 398.32 FEET TO A POINT ON THE  
NORTH LINE OF SAID LOT 1; THENCE SOUTH 89°54'31" EAST, ALONG THE NORTH LINE OF  
SAID LOT 1, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±797 SQUARE FEET OR ±0.018 ACRES.

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION  
31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. WHICH IS ASSUMED TO BEAR  
NORTH 00°05'40" WEST A DISTANCE OF 2639.98 FEET, AS DEFINED AND MEASURED  
BETWEEN A FOUND 2-1/2" ALUMINUM CAP STAMPED "L.S. 13212" IN RANGE BOX 0.6'  
BELOW GRADE AT THE WEST 1/4 CORNER SAID SECTION 31 AND AT THE SW CORNER  
SAID SECTION 31 BY A FOUND 3.25" ALUMINUM CAP STAMPED "PLS 13485" IN RANGE BOX,  
AS SHOWN HEREON

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

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

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

1 COMMITTEE APPROVAL DATE: November 14, 2023 by Consent  
2 MAYOR-COUNCIL DATE: November 21, 2023 by Consent  
3 PASSED BY THE COUNCIL: \_\_\_\_\_  
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: November 22, 2023  
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  
16 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_