

1 **BY AUTHORITY**

2 RESOLUTION NO. CR15-0996  
3 SERIES OF 2016

COMMITTEE OF REFERENCE:  
Infrastructure & Culture

4 **A RESOLUTION**

5 **Laying out, opening, and establishing certain real property as part of the City**  
6 **street system parcels of land as Peoria Street near its intersection with 39<sup>th</sup>**  
7 **Avenue.**

8  
9 **WHEREAS**, the Executive Director of Public Works of the City and County of Denver has  
10 found and determined that the public use, convenience, and necessity require the laying out,  
11 opening, and establishing as public streets designated as part of the system of thoroughfares of  
12 the municipality those portions of real property hereinafter more particularly described and, subject  
13 to approval by resolution has laid out, opened, and established the same as a public street;

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

16  
17 **Section 1.** That the action of the Executive Director of Public Works in laying out,  
18 opening, and establishing as part of the system of thoroughfares of the municipality the following  
19 described portion of real property situate, lying, and being in the City and County of Denver, State  
20 of Colorado, to wit:

21 **PARCEL DESCRIPTION ROW # 2015-DEDICATION-0000114-001:**

22  
23 A tract or parcel of land No. ROW-1 of the City and County of Denver, State of Colorado, containing 274 sq.  
24 ft. (0.006 acres) of land, more or less, being all that parcel of land described in Warranty Deed recorded on  
25 May 14, 2013, at Reception No. 2013069068, in the City and County of Denver records, located in the SW  
26 1/4 of Section 24, Township 3 South, Range 67 West, of the 6th Principal Meridian, in said City and County  
27 of Denver, said tract or parcel of land being more particularly described as follows:

28  
29 **COMMENCING** at the SW corner of Section 24, (Whence the W 1/4 corner of Section 25, Township 3  
30 South, Range 67 West, of the 6th Principal Meridian bears S 00°35'37" E, a distance of 2649.21 feet);  
31 Thence N 05°58'08" E, a distance of 701.17 feet to the southeast corner of said Reception No.  
32 2013069068, being the **POINT OF BEGINNING**;

- 33  
34 1. Thence along the south line of said Reception No. 2013069068, N 89°31'18" W, a distance of 24.30  
35 feet to the southwest corner of said Reception No. 2013069068;  
36  
37 2. Thence along the west line of said Reception No. 2013069068, N 00°06'49" W, a distance of 13.23 feet,  
38 to the northwest corner of said Reception No. 2013069068;  
39  
40 3. Thence along the north line of said Reception No. 2013069068, S 89°40'43" E, a distance of 17.04  
41 feet, to the northeast corner of said Reception No. 2013069068;  
42  
43 4. Thence along the easterly line of said Reception No. 2013069068, S 28°37'43" E, a distance of  
44 15.19 feet, more or less, to the **POINT OF BEGINNING**.  
45

1 The above described tract or parcel of land contains 274 sq. ft. (0.006 acres) of land, more or less.  
2

3 **Basis of Bearings:** All bearings are based on the line connecting the W 1/4 corner of Section 25 and the  
4 N.W. corner of Section 25, T.3 S., R. 67 W., 6th P.M. being a grid bearing of N. 00°35'37" W, (2649.21') as  
5 obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference  
6 Network (CHARN). Said grid bearing is NAD83 (1992) Universal Transverse Mercator (Zone 13 North). The  
7 W 1/4 corner of Section 25 being monumented with a found 3" dia. City of Aurora brass cap in range box  
8 marked in part "LS 16419, 1989" and the N.W. corner of Section 25 being monumented with a found 3.25"  
9 dia. aluminum cap in range box marked in part "ZBS INC., PLS 11434, 1992."

10 and

11 **PARCEL DESCRIPTION ROW # 2015-DEDICATION-0000114-002:**  
12

13 A tract or parcel of land No. ROW-2 of the City and County of Denver, State of Colorado, containing 27,516  
14 sq. ft. (0.632 acres) of land, more or less, being a portion of that parcel of land described in Reception  
15 Number 2012166159 and all of that parcel of land described in Reception Number 2013103590, all  
16 recorded in the City and County of Denver Clerk and Recorder's Office, lying in the SW 1/4 of Section 24,  
17 Township 3 South, Range 67 West, of the 6th Principal Meridian, in said City and County of Denver, said  
18 tract or parcel of land being more particularly described as follows:  
19

20 **COMMENCING** at the SW corner of said Section 24, (Whence the W 1/4 corner of Section 25, Township 3  
21 South, Range 67 West, of the 6th Principal Meridian bears S 00°35'37" E, a distance of 2,649.21 feet);  
22 Thence N 06°59'18" E, a distance of 404.42 feet, to the most southerly corner of said Reception Number  
23 2013103590, being the **POINT OF BEGINNING**;  
24

- 25 1. Thence along the west lines of said Reception Numbers 2012166159 and 2013103590, N 00°06'49"  
26 W, a distance of 226.15 feet, to the northwest corner of said Reception Number 2012166159;
- 27 2. Thence along the north line of said Reception Number 2012166159, S 89°31'18" E, a distance of  
28 193.53 feet;
- 29 3. Thence S 00°19'17" W, a distance of 8.44 feet;
- 30 4. Thence S 70°23'03" W, a distance of 20.36 feet;
- 31 5. Thence on a non-tangent curve to the right having a radius of 182.69 feet, a delta angle of  
32 45°19'51", an arc length of 144.54 feet, with a chord bearing of S 30°29'22" W, a distance of 140.80  
33 feet;
- 34 6. Thence S 35°11'10" E, a distance of 11.17 feet;
- 35 7. Thence S 57°27'55" W, a distance of 17.52 feet;
- 36 8. Thence on a non-tangent curve to the right having a radius of 48.00 feet, a delta angle of 23°58'02",  
37 an arc length of 20.08 feet, with a chord bearing of S 11°55'57" E, a distance of 19.93 feet;
- 38 9. Thence S 00°03'04" W, a distance of 9.52 feet;
- 39 10. Thence on a non-tangent curve to the left having a radius of 10.50 feet, a delta angle of 90°04'10",  
40 an arc length of 16.51 feet, with a chord bearing of S 44°34'30" E, a distance of 14.86 feet;
- 41 11. Thence S 89°36'35" E, a distance of 1.98 feet;
- 42 12. Thence S 00°28'50" W, a distance of 4.19 feet, to a point on the south line of said Reception  
43 Number 2012166159;
- 44 13. Thence along the south line of said Reception Number 2012166159, N 89°41'55" W, a distance of  
45 102.15 feet, to the northeast corner of Reception Number 2013103590;

1 14. Thence along the east line of said Reception Number 2013103590, S 24°35'45" W, a distance of  
2 3.75 feet;

3 15. Thence along the east line of said Reception Number 2013103590, on a non-tangent curve to the  
4 left having a radius of 107.80 feet, a delta angle of 12°37'30", an arc length of 23.75 feet, with a  
5 chord bearing of S 16°47'27" W, a distance of 23.70 feet, more or less, to the **POINT OF**  
6 **BEGINNING.**  
7

8 The above described tract or parcel of land contains 27,516 sq. ft. (0.632 acres) of land, more or less.  
9

10 **Basis of Bearings:** All bearings are based on the line connecting the W 1/4 corner of Section 25 and the  
11 N.W. corner of Section 25, T.3 S., R. 67 W., 6th P.M. being a grid bearing of N. 00°35'37" W, (2649.21') as  
12 obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference  
13 Network (CHARN). Said grid bearing is NAD83 (1992) Universal Transverse Mercator (Zone 13 North). The  
14 W 1/4 corner of Section 25 being monumented with a found 3" dia. City of Aurora brass cap in range box  
15 marked in part "LS 16419, 1989" and the N.W. corner of Section 25 being monumented with a found 3.25"  
16 dia. aluminum cap in range box marked in part "ZBS INC., PLS 11434, 1992."

17 and

18 **PARCEL DESCRIPTION ROW # 2015-DEDICATION-0000114-003:**  
19

20 A tract or parcel of land No. ROW-5 of the City and County of Denver, State of Colorado, containing 2,496  
21 sq. ft. (0.057 acres) of land, more or less, being all of the parcels of land described in Exhibits A and B of  
22 Reception Number 2013141587, as recorded on September 26, 2013 in the City and County of Denver  
23 Clerk and Recorder's Office, lying in the SE 1/4 of the SE 1/4 of Section 23, Township 3 South, Range 67  
24 West, of the 6th Principal Meridian, in said City and County of Denver, said tract or parcel of land being  
25 more particularly described as follows:  
26

27 **COMMENCING** at the SE corner of said Section 23, (Whence the W 1/4 corner of Section 25, Township 3  
28 South, Range 67 West, of the 6th Principal Meridian bears S 00°35'37" E, a distance of 2,649.21 feet);  
29 Thence N 09°56'16" W, a distance of 459.48 feet, to the southwest corner of said Exhibit A, Reception  
30 Number 2013141587, being the **POINT OF BEGINNING**;  
31

- 32 1. Thence along the westerly line of said Exhibit A, on a non-tangent curve to the left having a radius of  
33 949.00 feet, a central angle of 08°15'16", an arc length of 136.72 feet, with a chord bearing of N  
34 09°48'43" E, a distance of 136.60 feet;
- 35 2. Thence continuing along said westerly line of Exhibit A, on a compound curve to the left having a  
36 radius of 37.50 feet, a central angle of 44°32'14", an arc length of 29.15 feet, with a chord bearing of  
37 N 16°35'01" W, a distance of 28.42 feet, to the most easterly corner of said Exhibit B, Reception  
38 Number 2013141587;
- 39 3. Thence along the southeasterly line of said Exhibit B, S 47°19'30" W, a distance of 2.50 feet, to the  
40 most southerly corner of said Exhibit B;
- 41 4. Thence along the southwesterly line of said Exhibit B, N 42°40'30" W, a distance of 5.00 feet, to the  
42 most westerly corner of said Exhibit B;
- 43 5. Thence along the northwesterly line of said Exhibit B, N 47°19'30" E, a distance of 2.50 feet, to the  
44 most northerly corner of said Exhibit B;
- 45 6. Thence along said westerly line of Exhibit A, Reception Number 2013141587, on a non-tangent  
46 curve to the left having a radius of 37.50 feet, a central angle of 33°02'47", an arc length of 21.63  
47 feet, with a chord bearing of N 63°01'14" W, a distance of 21.33 feet, to the northwest corner of said  
48 Exhibit A;

- 1 7. Thence along the north line of said Exhibit A, N 89°53'19" E, a distance of 35.28 feet, to the  
2 northeast corner of said Exhibit A;
- 3 8. Thence along the east line of said Exhibit A, S 00°06'49" E, a distance of 175.22 feet, to the  
4 southeast corner of said Exhibit A;
- 5 9. Thence along the south line of said Exhibit A, S 89°54'30" W, a distance of 28.40 feet, more or less,  
6 to the **POINT OF BEGINNING**.  
7

8 The above described tract or parcel of land contains 2,496 sq. ft. (0.057 acres) of land, more or less.  
9

10 **Basis of Bearings:** All bearings are based on the line connecting the W 1/4 corner of Section 25 and the  
11 N.W. corner of Section 25, T.3 S., R. 67 W., 6th P.M. being a grid bearing of N. 00°35'37" W, (2649.21') as  
12 obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference  
13 Network (CHARN). Said grid bearing is NAD83 (1992) Universal Transverse Mercator (Zone 13 North). The  
14 W 1/4 corner of Section 25 being monumented with a found 3" dia. City of Aurora brass cap in range box  
15 marked in part "LS 16419, 1989" and the N.W. corner of Section 25 being monumented with a found 3.25"  
16 dia. aluminum cap in range box marked in part "ZBS INC., PLS 11434, 1992."  
17

18 be and the same is hereby approved and said real property is hereby laid out and established and  
19 declared laid out, opened, and established as Peoria Street.

20 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known  
21 as Peoria Street.  
22

23 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.]**

1 COMMITTEE APPROVAL DATE: December 30, 2015 by Consent

2 MAYOR-COUNCIL DATE: January 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: January 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 D. Scott Martinez, Denver City Attorney

14

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