

BY AUTHORITY

1
2 RESOLUTION NO. CR25-2131
3 SERIES OF 2026

COMMITTEE OF REFERENCE:
South Platte River

A RESOLUTION

5 **Laying out, opening and establishing as part of the City street system parcels of**
6 **land as: 1) East 51st Avenue, located at the intersection of East 51st Avenue and**
7 **North Clarkson Street; and 2) East 51st Avenue, located near the intersection of**
8 **East 51st Avenue and North Clarkson Street.**

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. 2025-DEDICATION-0000180-001:**

21 **LAND DESCRIPTION – STREET PARCEL NO. 1**

22 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY
23 OF DENVER, RECORDED ON THE 18TH DAY OF SEPTEMBER, 2025, AT RECEPTION
24 NUMBER 2025094384 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S
25 OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

26
27 A PARCEL OF LAND NO. RW-12 OF THE CITY AND COUNTY OF DENVER, STATE OF
28 COLORADO CONTAINING 934 SQ. FT. (0.021 ACRES), MORE OR LESS, IN THE SOUTHWEST
29 ONE-QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH
30 PRINCIPAL MERIDIAN, IN DENVER COUNTY, COLORADO, ALSO BEING WITHIN A PARCEL
31 OF LAND RECORDED AT RECEPTION NUMBER 2013155413, CITY AND COUNTY OF DENVER

1 RECORDS AND A PORTION OF LOT 15, BLOCK 1, W.H. CLARK'S SUBDIVISION, BEING MORE
2 PARTICULARLY DESCRIBED AS FOLLOWS:

3
4 BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF CLARKSON ST. (60' R.O.W.),
5 ALSO BEING THE EAST LINE OF SAID PARCEL OF LAND, WHENCE THE WEST ONE-
6 QUARTER CORNER OF SAID SECTION 14 BEARS N. 20°07'08" W., A DISTANCE OF 764.69
7 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING;

8 1. THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF CLARKSON ST. (60' R.O.W.) S.
9 00°15'45" W., A DISTANCE OF 16.70 FEET TO THE NORTH RIGHT-OF-WAY LINE OF E. 51ST
10 AVE. (46.8' R.O.W.), ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL OF LAND;

11 2. THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF E. 51ST AVE. (46.8' R.O.W.), N.
12 89°50'44" W., A DISTANCE OF 88.33 FEET;

13 3. THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE ON THE ARC OF A CURVE TO
14 THE LEFT AND NON-TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, A RADIUS OF
15 64.50 FEET, A CENTRAL ANGLE OF 13°03'59", A DISTANCE OF 14.71 FEET, (A CHORD
16 BEARING N. 76°28'56" E., A DISTANCE OF 14.68 FEET);

17 4. THENCE ON THE ARC OF A REVERSE CURVE TO THE RIGHT, A RADIUS OF 215.00 FEET,
18 A CENTRAL ANGLE OF 20°09'45", A DISTANCE OF 75.66 FEET, (A CHORD BEARING N.
19 80°01'49" E., A DISTANCE OF 75.27 FEET) TO THE POINT OF BEGINNING.

20 THE ABOVE-DESCRIBED PARCEL CONTAINS 934 SQ. FT. (0.021 ACRES), MORE OR LESS.

21
22 BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON A LINE BETWEEN THE SOUTH ONE-
23 SIXTEENTH CORNER OF SAID SECTION 14 AND SECTION 15, TOWNSHIP 3 SOUTH, RANGE
24 68 WEST, OF THE 6TH P.M. (FND. 2-1/2" ALUMINUM CAP, ILLEGIBLE) AND THE WEST ONE-
25 QUARTER CORNER OF SAID SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE
26 6TH P.M. (FND. 3-1/4" ALUMINUM CAP "PLS 27259, 2015") HAVING A GRID BEARING OF N.
27 00°13'38" E

28 be and the same is hereby approved and said real property is hereby laid out and established and
29 declared laid out, opened and established as East 51st Avenue.

30 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known
31 as East 51st Avenue.

32 **Section 3.** That the action of the Executive Director of the Department of Transportation
33 and Infrastructure in laying out, opening and establishing as part of the system of thoroughfares of

1 the municipality the following described portion of real property situate, lying and being in the City
2 and County of Denver, State of Colorado, to wit:

3 **PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000180-002:**

4 **LAND DESCRIPTION – STREET PARCEL NO. 2**

5 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY
6 OF DENVER, RECORDED ON THE 18TH DAY OF SEPTEMBER, 2025, AT RECEPTION
7 NUMBER 2025094384 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S
8 OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

9

10 A PARCEL OF LAND NO. RW-12A OF THE CITY AND COUNTY OF DENVER, STATE OF
11 COLORADO CONTAINING 16 SQ. FT., MORE OR LESS, IN THE SOUTHWEST ONE-QUARTER
12 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
13 IN DENVER COUNTY, COLORADO, ALSO BEING WITHIN A PARCEL OF LAND RECORDED AT
14 RECEPTION NUMBER 2013155413, CITY AND COUNTY OF DENVER RECORDS AND A
15 PORTION OF LOT 15, BLOCK 1, W.H. CLARK'S SUBDIVISION, BEING MORE PARTICULARLY
16 DESCRIBED AS FOLLOWS:

17

18 BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF E. 51ST AVE. (46.8'R.O.W.),
19 ALSO BEING THE SOUTH LINE OF SAID PARCEL OF LAND, WHENCE THE WEST ONE-
20 QUARTER CORNER OF SAID SECTION 14 BEARS N. 10°58'55" W., A DISTANCE OF 748.11
21 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING;

22 1. THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF E. 51ST AVE. (46.8'R.O.W.) N.
23 89°50'44" W., A DISTANCE OF 4.49 FEET TO THE EAST LINE OF A SIXTEEN-FOOT ALLEY PER
24 SAID BLOCK 1, W.H. CLARK'S SUBDIVISION, ALSO BEING THE SOUTHWEST CORNER OF
25 SAID PARCEL OF LAND;

26

27 2. THENCE ALONG SAID EAST LINE OF A SIXTEEN-FOOT ALLEY PER BLOCK 1, W.H.
28 CLARK'S SUBDIVISION, N. 00°14'41" E., A DISTANCE OF 7.17 FEET;

29 3. THENCE DEPARTING SAID EAST LINE S. 31°51'04" E., A DISTANCE OF 8.45 FEET TO THE
30 POINT OF BEGINNING.

1 THE ABOVE-DESCRIBED PARCEL CONTAINS 16 SQ. FT., MORE OR LESS.

2

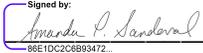
3 BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON A LINE BETWEEN THE SOUTH ONE-
4 SIXTEENTH CORNER OF SAID SECTION 14 AND SECTION 15, TOWNSHIP 3 SOUTH, RANGE
5 68 WEST, OF THE 6TH P.M. (FND. 2-1/2" ALUMINUM CAP, ILLEGIBLE) AND THE WEST ONE-
6 QUARTER CORNER OF SAID SECTION 14, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE
7 6TH P.M. (FND. 3-1/4" ALUMINUM CAP "PLS 27259, 2015") HAVING A GRID BEARING OF N.
8 00° 13'38" E

9 be and the same is hereby approved and said real property is hereby laid out and established and
10 declared laid out, opened and established as East 51st Avenue.

11 **Section 4.** That the real property described in Section 3 hereof shall henceforth be known
12 as East 51st Avenue.

13
14 COMMITTEE APPROVAL DATE: January 7, 2026 by Consent
15 MAYOR-COUNCIL DATE: January 13, 2026

16 PASSED BY THE COUNCIL: 1/20/2026

17 Signed by:
 _____ - PRESIDENT
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18 ATTEST: _____ - CLERK AND RECORDER,
19 EX-OFFICIO CLERK OF THE
20 CITY AND COUNTY OF DENVER

21 PREPARED BY: Bradley A. Beck, Assistant City Attorney DATE: January 15, 2026

22 Pursuant to section 13-9, D.R.M.C., this proposed resolution has been reviewed by the Office of the
23 City Attorney. We find no irregularity as to form and have no legal objection to the proposed
24 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to
25 § 3.2.6 of the Charter.

26

27 Miko Ando Brown, Denver City Attorney

28 BY: Signed by:
 _____, Assistant City Attorney DATE: 1/15/2026 | 9:30 AM MST
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