

1 **BY AUTHORITY**

2 RESOLUTION NO. CR23-0271  
3 SERIES OF 2023

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 Holly Street, located at the intersection of North Holly Street**  
7 **and East 38th Avenue; 2) East 38th Avenue, located at the intersection of East**  
8 **38th Avenue and North Holly Street; and 3) North Ivy Street, located at the**  
9 **intersection of East 38th Avenue and North Ivy Street.**

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

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. 2022-DEDICATION-0000060-001:**

22 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND  
23 COUNTY OF DENVER, RECORDED ON THE 21ST DAY OF FEBRUARY, 2023, AT RECEPTION  
24 NUMBER 2023014297 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S  
25 OFFICE, STATE OF COLORADO, THEREIN AS:

26 A PARCEL OF LAND BEING A PORTION OF TRACT 8, MILE-HI INDUSTRIAL DISTRICT,  
27 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE  
28 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF  
29 RECORDED NOVEMBER 15, 1954 IN BOOK 22 AT PAGE 21, CITY AND COUNTY OF  
30 DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

31 BASIS OF BEARINGS: THE 20 FOOT RANGE LINE LOCATED IN 38TH AVENUE BETWEEN  
32 HOLLY STREET AND KEARNEY STREET IS ASSUMED TO BEAR NORTH 89°42'44" EAST,  
33 BASED ON THE CITY AND COUNTY OF DENVER LOCAL PROJECTION COORDINATE  
34 SYSTEM, AS MONUMENTED ON THE WEST BY AN AXLE 1.1 FEET BELOW THE SURFACE  
35 IN A RANGE BOX AND ON THE EAST BY AN AXLE 1 FOOT BELOW THE SURFACE IN A  
36 RANGE BOX;

1 BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 8;  
2 THENCE NORTH 00°01'27" WEST, ALONG THE WESTERLY LINE OF SAID TRACT 8, A  
3 DISTANCE OF 260.11 FEET TO A LINE 340 FEET SOUTH OF AND PARALLEL WITH THE  
4 NORTHERLY LINE OF SAID TRACT 8;  
5 THENCE NORTH 89°42'49" EAST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 2.00  
6 FEET TO A LINE 2.00 FEET EAST OF AND PARALLEL WITH THE WESTERLY LINE OF SAID  
7 TRACT 8;  
8 THENCE SOUTH 00°01'27" EAST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF  
9 260.11 FEET TO THE SOUTHERLY LINE OF SAID TRACT 8;  
10 THENCE SOUTH 89°42'44" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 2.00  
11 FEET TO THE POINT OF BEGINNING;  
12 CONTAINING A CALCULATED AREA OF 520 SQUARE FEET OR 0.0119 ACRES, MORE OR  
13 LESS.

14 be and the same is hereby approved and said real property is hereby laid out and established and  
15 declared laid out, opened and established as North Holly Street.

16 **Section 2.** That the real property described in Section 1 hereof shall henceforth be known  
17 as North Holly Street.

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

22 **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000060-002:**

23 LAND DESCRIPTION - STREET PARCEL NO. 2  
24 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY  
25 OF DENVER, RECORDED ON THE 21ST DAY OF FEBRUARY, 2023, AT RECEPTION NUMBER  
26 2023014297 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,  
27 STATE OF COLORADO, THEREIN AS:

28  
29 A PARCEL OF LAND BEING A PORTION OF TRACT 8, MILE-HI INDUSTRIAL DISTRICT,  
30 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE  
31 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF  
32 RECORDED NOVEMBER 15, 1954 IN BOOK 22 AT PAGE 21, CITY AND COUNTY OF  
33 DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

34  
35 BASIS OF BEARINGS: THE 20 FOOT RANGE LINE LOCATED IN 38TH AVENUE BETWEEN  
36 HOLLY STREET AND KEARNEY STREET IS ASSUMED TO BEAR NORTH 89°42'44" EAST,  
37 BASED ON THE CITY AND COUNTY OF DENVER LOCAL PROJECTION COORDINATE  
38 SYSTEM, AS MONUMENTED ON THE WEST BY AN AXLE 1.1 FEET BELOW THE SURFACE

1 IN A RANGE BOX AND ON THE EAST BY AN AXLE 1 FOOT BELOW THE SURFACE IN A  
2 RANGE BOX;  
3  
4 COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 8; THENCE NORTH  
5 89°42'44" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT 8, A DISTANCE OF 2.00  
6 FEET TO A LINE 2.00 FEET EAST OF AND PARALLEL WITH THE WESTERLY LINE OF SAID  
7 TRACT 8 AND THE POINT OF BEGINNING;  
8  
9 THENCE NORTH 00°01'27" WEST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 2.00  
10 FEET TO A LINE 2.00 FEET NORTH OF AND PARALLEL WITH THE SOUTHERLY LINE OF  
11 SAID TRACT 8;  
12  
13 THENCE NORTH 89°42'44" EAST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF  
14 862.52 FEET TO A LINE 390 FEET WEST OF AND PARALLEL WITH THE EASTERLY LINE OF  
15 SAID TRACT 8;  
16  
17 THENCE SOUTH 00°03'21" WEST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 2.00  
18 FEET TO SAID SOUTHERLY LINE OF TRACT 8;  
19  
20 THENCE SOUTH 89°42'44" WEST, ALONG SAID SOUTHERLY LINE A DISTANCE OF 862.51  
21 FEET TO THE POINT OF BEGINNING;  
22  
23 CONTAINING A CALCULATED AREA OF 1,725 SQUARE FEET OR 0.0396 ACRES, MORE OR  
24 LESS.  
25

26 be and the same is hereby approved and said real property is hereby laid out and established and  
27 declared laid out, opened and established as East 38th Avenue.

28 **Section 4.** That the real property described in Section 3 hereof shall henceforth be known  
29 as East 38th Avenue.

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

34 **PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000060-003:**

35 LAND DESCRIPTION - STREET PARCEL NO. 3  
36 A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY  
37 OF DENVER, RECORDED ON THE 21ST DAY OF FEBRUARY, 2023, AT RECEPTION NUMBER  
38 2023014297 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE,  
39 STATE OF COLORADO, THEREIN AS:  
40

41 A PARCEL OF LAND BEING A PORTION OF TRACT 8, MILE-HI INDUSTRIAL DISTRICT,  
42 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE  
43 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF

1 RECORDED NOVEMBER 15, 1954 IN BOOK 22 AT PAGE 21, CITY AND COUNTY OF  
2 DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
3

4 BASIS OF BEARINGS: THE 20 FOOT RANGE LINE LOCATED IN 38TH AVENUE BETWEEN  
5 HOLLY STREET AND KEARNEY STREET IS ASSUMED TO BEAR NORTH 89°42'44" EAST,  
6 BASED ON THE CITY AND COUNTY OF DENVER LOCAL PROJECTION COORDINATE  
7 SYSTEM, AS MONUMENTED ON THE WEST BY AN AXLE 1.1 FEET BELOW THE SURFACE  
8 IN A RANGE BOX AND ON THE EAST BY AN AXLE 1 FOOT BELOW THE SURFACE IN A  
9 RANGE BOX;

10  
11 COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 8; THENCE NORTH  
12 89°42'44" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT 8, A DISTANCE OF 2.00  
13 FEET TO A LINE 2.00 FEET EAST OF AND PARALLEL WITH THE WESTERLY LINE OF SAID  
14 TRACT 8; THENCE NORTH 00°01'27" WEST ALONG LAST SAID PARALLEL LINE, A  
15 DISTANCE OF 2.00 FEET TO A LINE 2.00 FEET NORTH OF AND PARALLEL WITH THE  
16 SOUTHERLY LINE OF SAID TRACT 8; THENCE NORTH 89°42'44" EAST, ALONG LAST SAID  
17 PARALLEL LINE, A DISTANCE OF 586.80 FEET TO THE POINT OF BEGINNING;

18  
19 THENCE NORTH 00°01'27" WEST, A DISTANCE OF 338.09 FEET TO A LINE 260 FEET SOUTH  
20 OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID TRACT 8;

21  
22 THENCE NORTH 89°42'49" EAST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 64.00  
23 FEET;

24  
25 THENCE SOUTH 00°01'27" EAST, A DISTANCE OF 338.09 FEET TO A LINE 2.00 FEET NORTH  
26 OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID TRACT 8;

27  
28 THENCE SOUTH 89°42'44" WEST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF  
29 64.00 FEET TO THE POINT OF BEGINNING;

30  
31 CONTAINING A CALCULATED AREA OF 21,638 SQUARE FEET OR 0.4967 ACRES, MORE OR  
32 LESS

33 be and the same is hereby approved and said real property is hereby laid out and established and  
34 declared laid out, opened and established as North Ivy Street.

35 **Section 6.** That the real property described in Section 5 hereof shall henceforth be known  
36 as North Ivy Street.

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

1 COMMITTEE APPROVAL DATE: March 14, 2023 by Consent

2 MAYOR-COUNCIL DATE: March 21, 2023

3 PASSED BY THE COUNCIL: March 28, 2023

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: March 23, 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: Anshul Bagga, Assistant City Attorney DATE: Mar 22, 2023