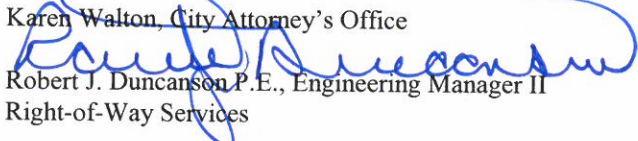




Department of Public Works
 Permit Operations and Right of Way Enforcement
 201 W. Colfax Avenue, Dept. 507
 Denver, CO 80202
 P: 720-865-2782
 F: 720-865-3280
 www.denvergov.org/pwprs

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Karen Walton, City Attorney's Office
FROM: 
 Robert J. Duncanson P.E., Engineering Manager II
 Right-of-Way Services
DATE: February 26, 2014
ROW #: 2014-0051-09 **SCHEDULE #:** 0116300018000
TITLE: This request is to dedicate a City owned land as N. Quebec St.
 Located near the intersection of N. Quebec St. and Northfield Blvd.

SUMMARY: Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as N. Quebec St.

It is requested that the above subject item be placed on the Mayor-Council Agenda for the next available date.

Therefore, you are requested to initiate Council action to dedicate a parcel of existing City owned land for Public Right-of-Way purposes as N. Quebec St. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW (2014-0051-09-001) HERE.

A map of the area to be dedicated is attached.

RD/JL/BLV

- cc: Asset Management, Steve Wirth
 City Councilperson & Aides, Chris Herndon District # 11
 City Council Staff, Gretchen Williams
 Environmental Services, David Erickson
 Public Works, Manager's Office, Alba Castro
 Public Works, Manager's Office, Nancy Kuhn
 Public Works, Right-of-Way Engineering Services, Rob Duncanson
 Department of Law, Karen Aviles
 Department of Law, Brent Eisen
 Department of Law, Karen Walton
 Public Works Survey, Tony Lopez
 Public Works Survey, Paul Rogalla
 Owner: City and County of Denver
 Project file folder 2014-0051-09

ORDINANCE/RESOLUTION REQUEST

Please email requests to Nancy Kuhn at
Nancy.Kuhn@Denvergov.org by **NOON on Monday.**

**All fields must be completed.*
Incomplete request forms will be returned to sender which may cause a delay in processing.*

Date of Request: February 26, 2014

Please mark one: Bill Request or Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes No

If yes, please explain:

2. **Title:** (Include a concise, one sentence description – please include name of company or contractor and contract control number - that clearly indicates the type of request: grant acceptance, contract execution, amendment, municipal code change, supplemental request, etc.)

This request is to dedicate a City owned land as N. Quebec St.
Located near the intersection of N. Quebec St. and Northfield Blvd.

3. **Requesting Agency:** PW Right of Way Engineering Services

4. **Contact Person:** (With actual knowledge of proposed ordinance/resolution.)

- **Name:** Barbara Valdez
- **Phone:** 720-865-3153
- **Email:** Barbara.valdez@denvergov.org

5. **Contact Person:** (With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)

- **Name:** Nancy Kuhn
- **Phone:** 720-865-8720
- **Email:** Nancy.Kuhn@denvergov.org

6. **General description of proposed ordinance including contract scope of work if applicable:**

Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as N. Quebec St.

****Please complete the following fields:** (Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field.)

- a. **Contract Control Number:** N/A
- b. **Duration:** Permanent
- c. **Location:** N. Quebec St. and Northfield Blvd.
- d. **Affected Council District:** Chris Herndon District 11
- e. **Benefits:** N/A
- f. **Costs:** N/A

7. **Is there any controversy surrounding this ordinance?** (Groups or individuals who may have concerns about it?) **Please explain.**

None

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____



DENVER
THE MILE HIGH CITY

EXECUTIVE SUMMARY

Project Title: 2014-0051-09 Dedication N. Quebec St and Northfield Blvd

Description of Proposed Project: Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as N. Quebec St.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: Dedicating City owned land to Public Right of Way, from the vacant parcel program approved through City Council.

Has a Temp MEP been issued, and if so, what work is underway: N/A

What is the known duration of an MEP: N/A

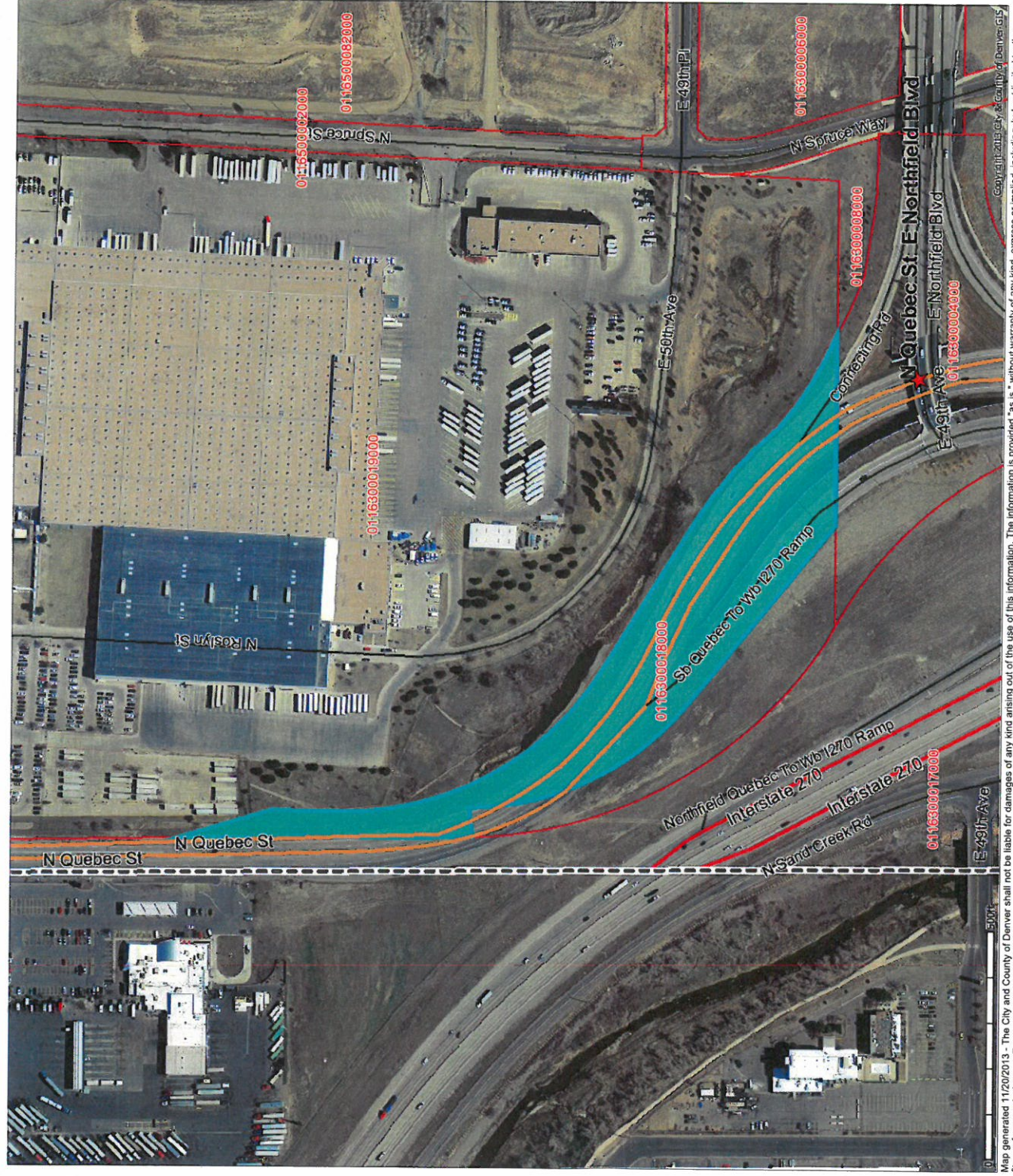
Will land be dedicated to the City if the vacation goes through: N/A

Will an easement be placed over a vacated area, and if so explain: N/A

Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Right-of-Way.

Parcel 1: Quebec St. Deidcation



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Schedule Numbers
- Parcels
- mask
- 2012_Denver.jp2.lri
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Map generated 11/20/2013 - The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use. This is not a legal document.

A parcel of land located in the Southwest Quarter of Section 16, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 20th of May 2009, at Reception Number 2009063143 in the City and County of Denver Clerk & Recorder's Office, State of Colorado, being more particularly described as follows:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16, WHENCE THE WEST QUARTER CORNER THEREOF BEARS NORTH 00 DEGREES 30 MINUTES 57 SECONDS WEST, A DISTANCE OF 2657.08 FEET;
THENCE NORTH 00 DEGREES 30 MINUTES 57 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 830.91 FEET;
THENCE NORTH 89 DEGREES 29 MINUTES 03 SECONDS EAST, PERPENDICULAR TO THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 759.57 FEET TO THE SOUTHWESTERLY CORNER OF A TRACT OF LAND RECORDED JANUARY 5, 1987 AT RECEPTION NO. 00072725, BEING THE POINT OF BEGINNING;
THENCE ALONG THE BOUNDARY OF SAID TRACT THE FOLLOWING THREE (3) COURSES:
1. NORTH 51 DEGREES 18 MINUTES 04 SECONDS WEST, A DISTANCE OF 508.05 FEET TO A POINT OF CURVE;
2. ALONG A TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 50 DEGREES 39 MINUTES 19 SECONDS, A RADIUS OF 616.30 FEET, AN ARC LENGTH OF 544.87 FEET AND A CHORD BEARING NORTH 25 DEGREES 58 MINUTES 25 SECONDS WEST, A DISTANCE OF 527.30 FEET TO A POINT OF NON-TANGENT;
3. SOUTH 89 DEGREES 21 MINUTES 56 SECONDS WEST, ALONG SAID NON-TANGENT, A DISTANCE OF 65.66 FEET TO THE EAST RIGHT-OF-WAY LINE OF QUEBEC STREET;
THENCE NORTH 00 DEGREES 37 MINUTES 59 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 632.16 FEET;
THENCE SOUTH 18 DEGREES 17 MINUTES 26 SECONDS EAST, A DISTANCE OF 210.10 FEET;
THENCE SOUTH 00 DEGREES 29 MINUTES 04 SECONDS EAST, A DISTANCE OF 146.41 FEET TO A POINT OF CURVE;
THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A DELTA OF 59 DEGREES 14 MINUTES 11 SECONDS, A RADIUS OF 650.00 FEET, AN ARC LENGTH OF 672.02 FEET AND A CHORD BEARING SOUTH 30 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF 642.48 FEET TO A POINT OF TANGENT;
THENCE SOUTH 59 DEGREES 43 MINUTES 15 SECONDS EAST, ALONG SAID TANGENT, A DISTANCE OF 375.58 FEET TO A POINT OF CURVE;
THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 18 DEGREES 39 MINUTES 19 SECONDS, A RADIUS OF 850.00 FEET, AN ARC LENGTH OF 276.76 FEET AND A CHORD BEARING SOUTH 50 DEGREES 23 MINUTES 35 SECONDS EAST, A DISTANCE OF 275.54 FEET TO A POINT OF REVERSE CURVE;
THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 19 DEGREES 31 MINUTES 18 SECONDS, A RADIUS OF 718.00 FEET AND AN ARC LENGTH OF 244.64 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL OF LAND AS RECORDED AT RECEPTION NO. 00072725;
THENCE SOUTH 89 DEGREES 38 MINUTES 49 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 414.70 FEET TO THE POINT OF BEGINNING.



After Recording, Return to:
City Attorney's Office
201 West Colfax Avenue
Department 1207
Denver, Colorado 80202
Attention: Karen Aviles

SPECIAL WARRANTY DEED
(Quebec Street Right-of-Way – Parcel No. 2)

THIS SPECIAL WARRANTY DEED (“Deed”) is made this 15th day of May, 2009, between PARK CREEK METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is 7350 East 29th Avenue, Suite 300, Denver, Colorado 80238 (“Grantor”) and the CITY AND COUNTY OF DENVER, a municipal corporation of the State of Colorado (“Grantee”), whose address is 1437 Bannock Street, Denver, Colorado 80202.

WITNESSETH, that the Grantor, for and in consideration of less than Five Hundred Dollars (\$500.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does hereby grant, bargain, sell, convey and confirm unto the Grantee and its successors and assigns forever, all the real property, together with all improvements thereon owned by Grantor, if any, situate, lying and being in the City and County of Denver, State of Colorado, described as follows (the “Property”):

Quebec Street – Parcel No. 2

One parcel of land identified herein as Parcel No. 2 and being more particularly described on Exhibit A (consisting of two pages), as attached hereto and incorporated herein by this reference

RESERVING, however, unto Grantor, successors and assigns any and all minerals, oil, gas, and other hydrocarbon substances on or under the property, to the extent owned by Grantor,

TOGETHER with all rights, privileges and easements appurtenant to the Property, if any.

TO HAVE AND TO HOLD the said Property above bargained and described with the appurtenances, unto the Grantee and its successors and assigns forever. The Grantor, for itself and its successors and assigns, does hereby covenant and agree that it shall and

EXHIBIT A

LEGAL DESCRIPTION

(Attached to and made a part of Special Warranty Deed Quebec Street Right-of-Way - Parcel No. 2 between Park Creek Metropolitan District ("Grantor") and City and county of Denver ("Grantee") dated _____, 2009)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16, WHENCE THE WEST QUARTER CORNER THEREOF BEARS NORTH 00 DEGREES 30 MINUTES 57 SECONDS WEST, A DISTANCE OF 2657.08 FEET;

THENCE NORTH 00 DEGREES 30 MINUTES 57 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 830.91 FEET;

THENCE NORTH 89 DEGREES 29 MINUTES 03 SECONDS EAST, PERPENDICULAR TO THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 759.57 FEET TO THE SOUTHWESTERLY CORNER OF A TRACT OF LAND RECORDED JANUARY 5, 1987 AT RECEPTION NO. 00072725, BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID TRACT THE FOLLOWING THREE (3) COURSES:

1. NORTH 51 DEGREES 18 MINUTES 04 SECONDS WEST, A DISTANCE OF 508.05 FEET TO A POINT OF CURVE;

2. ALONG A TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 50 DEGREES 39 MINUTES 19 SECONDS, A RADIUS OF 616.30 FEET, AN ARC LENGTH OF 544.87 FEET AND A CHORD BEARING NORTH 25 DEGREES 58 MINUTES 25 SECONDS WEST, A DISTANCE OF 527.30 FEET TO A POINT OF NON-TANGENT;

3. SOUTH 89 DEGREES 21 MINUTES 56 SECONDS WEST, ALONG SAID NON-TANGENT, A DISTANCE OF 65.66 FEET TO THE EAST RIGHT-OF-WAY LINE OF QUEBEC STREET;

THENCE NORTH 00 DEGREES 37 MINUTES 59 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 632.16 FEET;

THENCE SOUTH 18 DEGREES 17 MINUTES 26 SECONDS EAST, A DISTANCE OF 210.10 FEET;

THENCE SOUTH 00 DEGREES 29 MINUTES 04 SECONDS EAST, A DISTANCE OF 146.41 FEET TO A POINT OF CURVE;

THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A DELTA OF 59 DEGREES 14 MINUTES 11 SECONDS, A RADIUS OF 650.00 FEET, AN ARC LENGTH OF 672.02 FEET AND A CHORD BEARING SOUTH 30 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF 642.48 FEET TO A POINT OF TANGENT;

THENCE SOUTH 59 DEGREES 43 MINUTES 15 SECONDS EAST, ALONG SAID TANGENT, A DISTANCE OF 375.58 FEET TO A POINT OF CURVE;

THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 18 DEGREES 39 MINUTES 19 SECONDS, A RADIUS OF 850.00 FEET, AN ARC LENGTH OF 276.76 FEET AND A CHORD BEARING SOUTH 50 DEGREES 23 MINUTES 35 SECONDS EAST, A DISTANCE OF 275.54 FEET TO A POINT OF REVERSE CURVE;

THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 19 DEGREES 31 MINUTES 18 SECONDS, A RADIUS OF 718.00 FEET AND AN ARC LENGTH OF 244.64 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL OF LAND AS RECORDED AT RECEPTION NO. 00072725;

THENCE SOUTH 89 DEGREES 38 MINUTES 49 SECONDS WEST, ALONG SAID SOUTH LINE, A
DISTANCE OF 414.70 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

PERMITTED EXCEPTIONS

(Attached to and made a part of Special Warranty Deed for Quebec Street Right-of-Way - Parcel No. 2 between Park Creek Metropolitan District ("Grantor") and City and County of Denver ("Grantee") dated _____, 2009)

9. RIGHT OF WAY FOR THE COLORADO AND EASTERN RAILROAD COMPANY AS EVIDENCED IN WARRANTY DEED RECORDED JULY 10, 1915 IN BOOK 74 AT PAGE 153. 9. RIGHT OF WAY FOR THE COLORADO AND EASTERN RAILROAD COMPANY AS EVIDENCED IN WARRANTY DEED RECORDED JULY 10, 1915 IN BOOK 74 AT PAGE 153.

10. RESERVATION AS CONTAINED IN A PATENT FROM THE STATE OF COLORADO RECORDED JULY 25, 1924 IN BOOK 127 AT PAGE 393 AS FOLLOWS: RESERVING, HOWEVER, TO THE STATE OF COLORADO ALL RIGHTS TO ANY AND ALL MINERALS, ORES AND METALS OF ANY KIND AND CHARACTER AND ALL COAL, ASPHALTUM, OIL, GAS OR OTHER LIKE SUBSTANCE IN OR UNDER SAID LAND, THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, TOGETHER WITH ENOUGH OF THE SURFACE OF THE SAME AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS AND SUBSTANCES.

11. RESERVATION AS CONTAINED IN A PATENT FROM THE STATE OF COLORADO RECORDED DECEMBER 6, 1911 IN BOOK 57 AT PAGE 277 AS FOLLOWS: RESERVING, HOWEVER, TO THE STATE OF COLORADO ALL RIGHT TO ANY AND ALL MINERALS, ORES AND METALS OF EVERY KIND AND CHARACTER AND ALL COAL, ASPHALTUM, OIL, AND OTHER LIKE SUBSTANCES IN OR UNDER SAID LAND AND THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MINING, TOGETHER WITH ENOUGH OF THE SURFACE OF SAME AS MAY BE NECESSARY FOR THE PROPER AND CONVENIENT WORKING OF SUCH MINERALS AND SUBSTANCES.

12. TERMS, CONDITIONS AND PROVISIONS OF EXCHANGE AGREEMENT RECORDED JANUARY 05, 1987 AT RECEPTION NO. 72727.

13. FIRST RIGHT TO PURCHASE AS RESERVED BY CITY AND COUNTY OF DENVER IN DEED RECORDED JANUARY 5, 1987 UNDER RECEPTION NO. 00072725.

14. LEASE BETWEEN STATE OF COLORADO, ACTING BY AND THROUGH THE STATE BOARD OF LAND COMMISSIONERS, LESSOR, AND CITY AND COUNTY OF DENVER, LESSEE, AS SHOWN BY LEASE AGREEMENT RECORDED JANUARY 27, 1987, UNDER RECEPTION NO. 00082999 AND ASSIGNMENT THEREOF TO UNITED STATES POSTAL SERVICE RECORDED JANUARY 27, 1987 UNDER RECEPTION NO. 00083000.

15. ORDINANCE NO. 674, SERIES OF 1988, REGARDING ZONING, FILED OF RECORD JANUARY 25, 1989.

17. RESERVATION OF INTEREST IN LONG-TERM MINERALS LEASE NO. 332-S AS CONTAINED IN QUIT CLAIM DEED BY AND BETWEEN UNITED STATES POSTAL SERVICE AND PARK CREEK METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO RECORDED APRIL 20, 2004 UNDER RECEPTION NO. 2004093284.