



**DENVER**  
THE MILE HIGH CITY

**Department of Public Works**  
Capital Projects Management  
Permit Operations and Right of Way Enforcement  
Infrastructure Planning & Programming  
Traffic Engineering Services  
201 W. Colfax Avenue  
Denver, CO 80202  
www.denvergov.org

**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:** March 28, 2013

**ROW #:** 2012-0142-04 **SCHEDULE #:** 0228100062000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as Rockmont Dr  
Located at 3500 Rockmont Dr.

**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 Rockmont Dr. This parcel(s) of land is being dedicated to the City and County of Denver for Public Right-of-Way, as part of the development project **3500 Rockmont Dr**

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 land for Public Right-of-Way purposes as Rockmont Dr. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # ( 2012-0142-04-001) HERE.**

A map of the area to be dedicated is attached.

RD/AG/VLH

- cc: Asset Management, Steve Wirth
- City Councilperson & Aides, Judy Montero District # 9
- 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
- Department of Law, Arlene Dykstra
- Public Works Survey, Ali Gulaid
- Public Works Survey, Paul Rogalla
- Owner: City and County of Denver
- Project file folder 2012-0142-04



# ORDINANCE/RESOLUTION REQUEST

Please email requests to Nancy Kuhn at  
[Nancy.Kuhn@Denvergov.org](mailto: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: March 28, 2013

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 parcel of land as Public Right of Way as Rockmont Dr. Located at 3500 Rockmont Dr.

3. Requesting Agency: PW Right of Way Services

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

- Name: Vanessa Herman
- Phone: 720-913-0719
- Email: [vanessa.herman@denvergov.org](mailto:vanessa.herman@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](mailto: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 Rockmont Dr. This parcel(s) of land is being dedicated to the City and County of Denver for Public Right-of-Way, as part of the development project 3500 Rockmont Dr

**\*\*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: 3500 Rockmont Dr
- d. Affected Council District: Dist #9 Judy Montero
- 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: \_\_\_\_\_



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THE MILE HIGH CITY

## EXECUTIVE SUMMARY

**Project Title: 2012-0142-04 Dedication 3500 Rockmont Dr**

**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 Rockmont Dr. This parcel(s) of land is being dedicated to the City and County of Denver for Public Right-of-Way, as part of the development project 3500 Rockmont Dr**

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The City and County of Denver was deeded this land to dedicate as Public Right of Way**

**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**

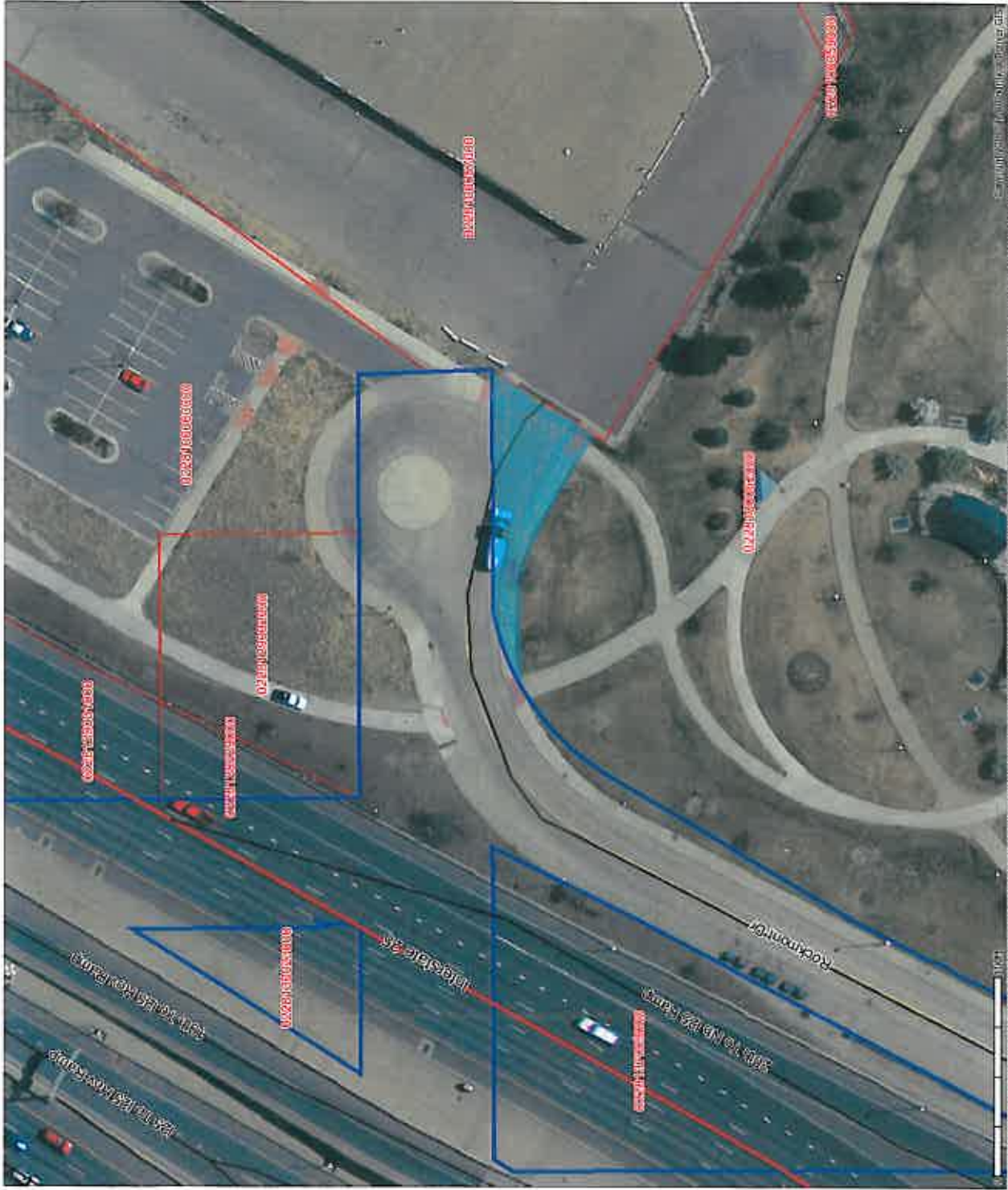
**Will an easement be placed over a vacated area, and if so explain: N/A**

**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 to dedicate it as Public Right-of-Way, as a part of a development project called, 3500 Rockmont Dr**

# Rockmont Dr.

- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Right-of-Way (General) for Denver
- Schedule Numbers
- Parcels
- masak
- 2012\_Denver.jp2.Iri
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County



Also generated 3/8/2013 - The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. This 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.

**EXHIBIT A**  
**RIGHT-OF-WAY DEDICATION**

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN BARGAIN AND SALE DEED RECORDED AT RECEPTION NO. 9600048762 AND QUIT CLAIM DEED RECORDED AT RECEPTION NO. 93-0078847 AND WARRANTY DEED RECORDED AT RECEPTION NO. 91-0110340 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CENTER-EAST SIXTEENTH CORNER OF SAID SECTION 28, WHENCE THE EAST QUARTER CORNER OF SAID SECTION BEARS NORTH 89°42'12" EAST, A DISTANCE OF 1,318.79 FEET, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE NORTH 30°15'18" EAST, A DISTANCE OF 413.20 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF SAID BARGAIN AND SALE DEED, SAID POINT ALSO BEING ON THE NORTHWESTERLY BOUNDARY OF THAT PROPERTY DESCRIBED IN QUIT CLAIM DEED RECORDED AT RECEPTION NO. 9900215799, IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTHEASTERLY AND NORTHWESTERLY BOUNDARIES, NORTH 59°34'51" WEST, A DISTANCE OF 56.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 80.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°17'00", AN ARC LENGTH OF 42.28 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 89°51'51" WEST, A DISTANCE OF 23.96 FEET;

THENCE SOUTH 79°53'00" WEST, A DISTANCE OF 6.19 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ROCKMONT DRIVE AS DESCRIBED IN ORDINANCE 520 OF SERIES 1991 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 117.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 20°54'49" EAST;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°14'24", AN ARC LENGTH OF 23.05 FEET;
- 2) NON-TANGENT TO SAID CURVE, NORTH 36°17'59" EAST, A DISTANCE OF 1.94 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ROCKMONT DRIVE AS DESCRIBED IN ORDINANCE 615 OF SERIES 1994 RECORDED AT RECEPTION NO. 9400135632, IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°39'08" EAST, A DISTANCE OF 125.13 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF SAID BARGAIN AND SALE DEED;

THENCE ALONG SAID SOUTHEASTERLY BOUNDARY, SOUTH 31°34'15" WEST, A DISTANCE OF 55.41 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.064 ACRES, (2,800 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DEREK S. BROWN, PLS  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
8000 S. LINCOLN ST., SUITE 201, LITTLETON, CO 80122  
303-713-1898

# ILLUSTRATION TO EXHIBIT A

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	30°17'00"	80.00'	42.28'
C2	11°14'24"	117.50'	23.05'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N59°34'51"W	56.94'
L2	N89°51'51"W	23.96'
L3	S79°53'00"W	6.19'
L4	N36°17'59"E	1.94'
L5	N89°39'08"E	125.13'
L6	S31°34'15"W	55.41'

PARCEL CONTAINS  
 0.064 ACRES  
 (2,800 SQ.FT.),  
 MORE OR LESS.

NE 1/4, SEC. 28,  
 T.3S., R.68W., 6TH P.M.

QUIT CLAIM DEED  
 REC. NO. 9900215799

ORD. 102 1996  
 REC. NO. 9600014977

STORM SEWER EASEMENT  
 PARCEL 4-C  
 BK. 4657, PG. 261

WARRANTY DEED  
 REC. NO. 91-0110340

EASEMENT AGREEMENT  
 PARCEL NO. 1  
 REC. NO. 9600046445

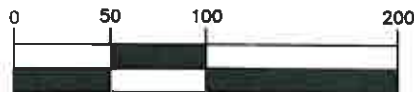
QUIT CLAIM DEED  
 REC. NO. 93-0078847

BARGAIN AND SALE DEED  
 REC. NO. 9600048762  
 ORD. 31 1992

8' UTILITY EASEMENT  
 REC. NO. 92-0094351

POINT OF  
 BEGINNING

ROCKMONT DRIVE  
 ORD. 520 1991



1 inch = 100 ft.

S. LINE OF THE SE 1/4 OF THE NE 1/4,  
 SEC. 28, T.3S., R.68W.

N89°42'12"E 1318.79'  
 BASIS OF BEARINGS

POINT OF COMMENCEMENT  
 C-E 1/16 COR., SEC. 28, T.3S., R.68W.  
 RECOVERED 3 1/4" ALUM. CAP  
 STAMPED "PLS 25379 CDOT"

E 1/4 COR., SEC. 28, T.3S., R.68W.  
 RECOVERED 3 1/4" ALUM. CAP  
 STAMPED "LS 24949"

NOTE:  
 THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY.  
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

PATH: V:\54812-05\DWG  
 DWG NAME: ROCKMONT ROW 1  
 DWG: DSB CHK: DEC  
 DATE: 02-27-2013  
 SCALE: 1" = 100'



8000 SOUTH LINCOLN ST.  
 SUITE 201  
 Littleton, Colorado 80122  
 Phone: (303)713-1898  
 Fax: (303)713-1897  
 www.aztecconsultants.com

**EXHIBIT A**  
 ROCKMONT DRIVE R.O.W. DEDICATION  
 CITY & COUNTY OF DENVER, COLORADO  
 JOB NUMBER 54812-05 3 OF 3 SHEETS