



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Stan Lechman, City Attorney's Office
FROM: Robert J. Duncanson P.E., Engineering Manager II
Right-of-Way Services
DATE: August 5, 2015
ROW #: 2013-Dedication-0054506 **SCHEDULE #:** Adjacent to 0228327034000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as W. 27th Ave. Located at the intersection of W. 27th Ave. and Vallejo St.

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 W. 27th Ave.. 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 **(2225 W. 28th Ave. New 49-unit Apartment Bldg)**

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 W. 27th Ave. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2013-Dedication-0054506-001) HERE.

A map of the area to be dedicated is attached.

RD/AG/BLV

cc: Asset Management, Steve Wirth
City Councilperson & Aides, Rafael Espinoza District # 1
Council Aide Rita Contreras
Council Aide Amanda Sandoval
City Council Staff, Shelley Smith
Environmental Services, David Erickson
Public Works, Manager's Office, Alba Castro
Public Works, Manager's Office, Angela Casias
Public Works, Right-of-Way Engineering Services, Rob Duncanson
Department of Law, Karen Aviles
Department of Law, Brent Eisen
Department of Law, Stan Lechman
Department of Law, Adam Hernandez
Department of Law, Angela Garcia
Public Works Survey, Ali Gulaid
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2013-Dedication-0054506

ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias
at angela.casias@DenverGov.org by 12:00 pm 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: August 5, 2015

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, contract amendment, municipal code change, supplemental request, etc.**)

This request is to dedicate a parcel of land as Public Right of Way as W. 27th Ave.
Located at the intersection of W. 27th Ave. and Vallejo St

3. Requesting Agency: Public Works – Right-of-Way Services / Survey

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: Angela Casias
- Phone: 720-913-8529
- Email: Angela.Casias@denvergov.org

6. General description/background 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 W. 27th Ave.. 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 (2225 W. 28th Ave. New 49 unit Apartment Bldg)

****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 – please do not leave blank.)

- a. Contract Control Number: N/A
- b. Contract Term: N/A
- c. Location: W. 27th Ave. Wyandot St. to Vallejo St.
- d. Affected Council District: Rafael Espinoza Dist. 1
- e. Benefits: N/A
- f. Contract Amount (indicate amended amount and new contract total): 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: _____



EXECUTIVE SUMMARY

DENVER
THE MILE HIGH CITY

Project Title: 2013-Dedication-0054506, 2225 W. 28th Ave. New 49 unit Apartment Bldg.

Description of Proposed Project: Dedicate a parcel of public right of way as W. 27th Ave.

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

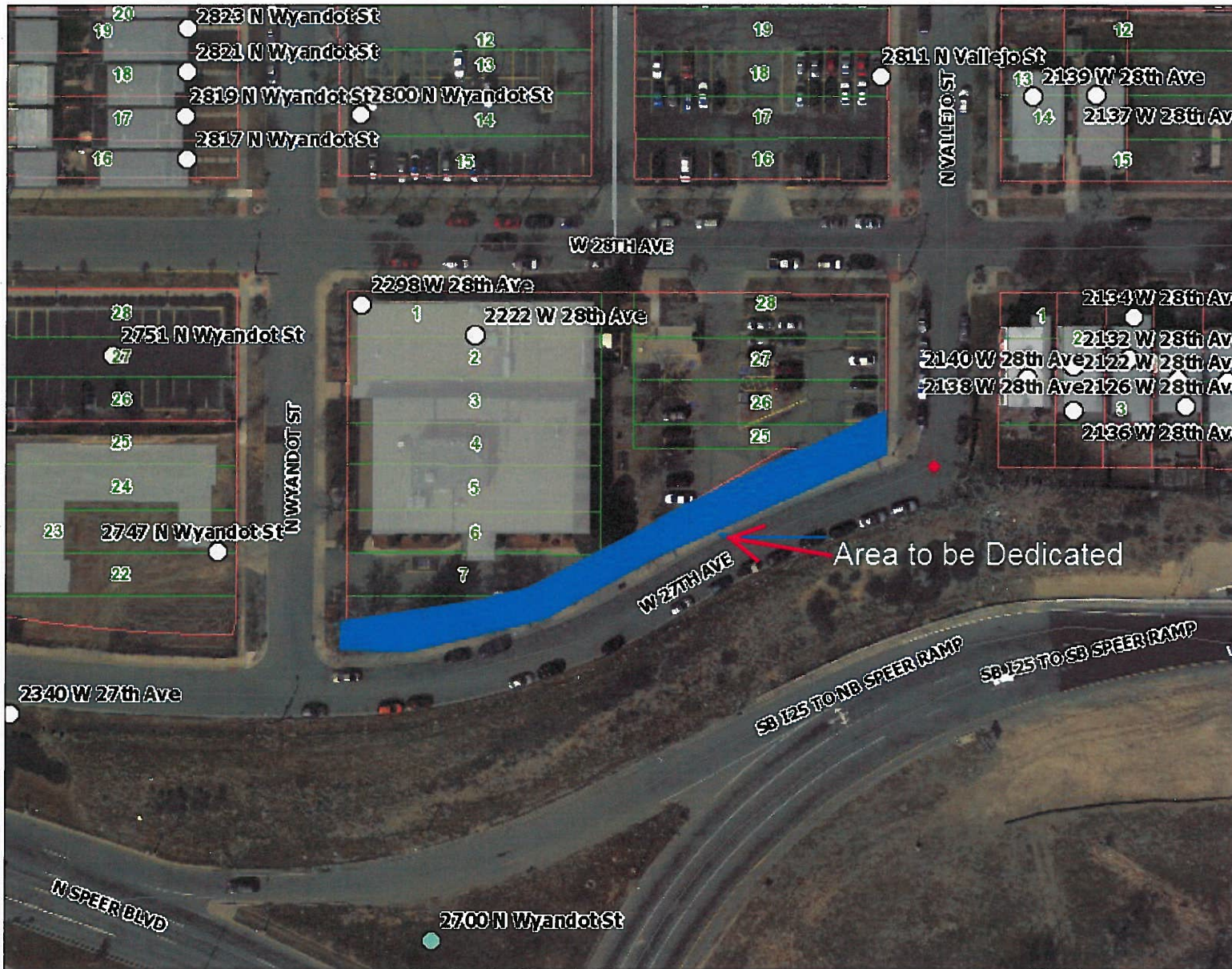
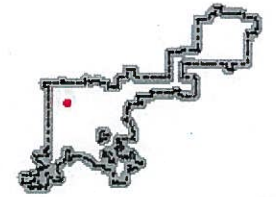
Will land be dedicated to the City if the vacation goes through: N/A

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

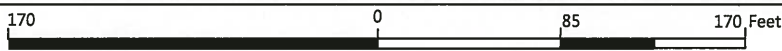
Additional information: This land was deeded to the City and County of Denver for the purpose to dedicate it as Public Right-of-Way, as a part of a development project called, New 49-unit Apartment Bldg.

27th and Vallejo



Legend

- Active Addresses**
 - Associated
 - Land
 - Structure
 - Utility
- Streams
- Irrigation Ditches Reconstructe (Gardener)
- Irrigation Ditches
- Buildings
- Streets
- Alleys
- Railroads**
 - + Main
 - + Yard
 - + Spur
 - + Siding
 - + Interchange track
 - + Other
- Bridges
- Rail Transit Stations**
 - Existing
 - Planned
- ▲ Park-N-Ride Locations
- Lakes
- County Boundary
- Parcels
- Lots/Blocks
- Parks**
 - Mountain Parks
 - All Other Parks



LAND DESCRIPTION FOR R.O. W. DEDICATION:

A PARCEL OF LAND BEING A PORTION OF BLOCK 6, CASEMENT'S ADDITION AND THE 20' WIDE ALLEY VACATED AT ORDINANCE 440, SERIES OF 1969; SITUATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; CONVEYED BY A QUITCLAIM DEED TO THE CITY AND COUNTY OF DENVER, AND RECORDED ON THE 2ND DAY OF FEBRUARY 2015, AT RECEPTION NUMBER 2015011552 IN CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 6; THENCE S00°09'41"E, ALONG THE WEST LINE OF SAID BLOCK 6, A DISTANCE OF 185.01 FEET TO THE POINT OF BEGINNING; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 329.90 FEET, A CENTRAL ANGLE OF 19°02'01", AN ARC LENGTH OF 109.59 FEET AND A CHORD BEARING N78°14'06"E, A DISTANCE OF 109.09 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 349.90 FEET, A CENTRAL ANGLE OF 09°19'10", AN ARC LENGTH OF 56.91 FEET AND A CHORD BEARING N64°03'31"E, A DISTANCE OF 56.85 FEET; THENCE N59°23'56"E, A DISTANCE OF 17.07 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 600.10 FEET, A CENTRAL ANGLE OF 14°17'30", AN ARC LENGTH OF 149.69 FEET AND A CHORD BEARING OF N66°32'41"E, A DISTANCE OF 149.30 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 6; THENCE S00°09'41"W, ALONG THE EAST LINE OF SAID BLOCK 6, A DISTANCE OF 60.32 FEET TO A POINT ON THE INTERSTATE HIGHWAY 25 RIGHT OF WAY, AS SHOWN AT COLORADO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS FOR PROJECT IR 25-2(198) FILED AT BOOK 5 OF THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY SURVEYS AT PAGES 49-64, REC.NO. L000449, 5/4/91; THENCE ALONG THE INTERSTATE HIGHWAY 25 RIGHT OF WAY, AS DEFINED AT SAID RIGHT OF WAY PLANS, THE FOLLOWING FOUR (4) COURSES;

- 1) THENCE S68°07'24"W A DISTANCE OF 58.48 FEET;
- 2) THENCE S61°55'45"W A DISTANCE OF 139.86 FEET;
- 3) THENCE S73°22'32"W A DISTANCE OF 99.46 FEET;
- 4) THENCE S87°37'37"E A DISTANCE OF 36.64 FEET TO A POINT AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 25 AND THE WEST LINE OF SAID BLOCK 6;

THENCE N00°09'41"E, ALONG THE WEST LINE OF SAID BLOCK 6, A DISTANCE OF 62.66 FEET TO THE POINT OF BEGINNING:

SAID PARCEL CONTAINS 19,821 SQUARE FEET, 0.455 ACRES, MORE OR LESS.



QUITCLAIM DEED (27th & Vallejo St.)

RICHMAN ASCENSION LOHI, LLC, a Delaware limited liability company ("Grantor"), whose address is c/o Ascension Development, 5918 Lomo Alto, Dallas, Texas 75205, for \$ 10.00 (Ten Dollars) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged hereby sells and quitclaims to **THE CITY AND COUNTY OF DENVER**, a Colorado municipal corporation and home rule city ("Grantee"), whose address is 1437 Bannock Street, Denver, Colorado, 80202, the following real property in the City and County of Denver, State of Colorado, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

SIGNED this 29 day of JANUARY, 2015.

Witnesses:

[Signature]

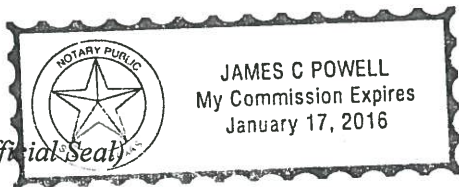
GRANTOR:

RICHMAN ASCENSION LOHI, LLC,
a Delaware limited liability company

By: [Signature]
Name: James Scott Rodgers
Title: Vice President

STATE OF TEXAS
COUNTY OF DALLAS
(Place of Acknowledgement)

The foregoing instrument was acknowledged before me this 29 day of January, 2015, by James Scott Rodgers, as Vice President of Richman Ascension LoHi, LLC, a Delaware limited liability company, on behalf of said limited liability company.



Official Signature of Notary
[Signature]
Notary's printed or typed name, Notary Public

My commission expires: 1-17-2016

Approved
Asset Management
Date: 2-2-15
Kaw & Vallejo St.

EXHIBIT A

DES PROJECT # 2013-0545-06
DES PARCEL # 2013-0545-06-001

A PARCEL OF LAND BEING A PORTION OF BLOCK 6, CASEMENT'S ADDITION AND THE 20' WIDE ALLEY VACATED AT ORDINANCE 440, SERIES OF 1969; SITUATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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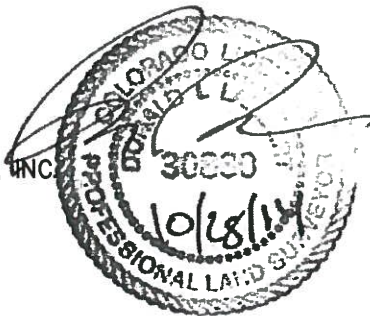
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SAID PARCEL CONTAINS 19,821 SQUARE FEET, 0.455 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED BY:

DON LAMBERT, PLS 30830
FOR AND ON BEHALF OF FRONTIER SURVEYING, INC.
352 NORFOLK STREET, AURORA, CO 80011



SHEET 1 OF 2

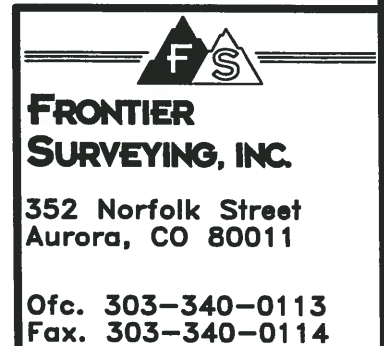


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S89°54'48"E(S)

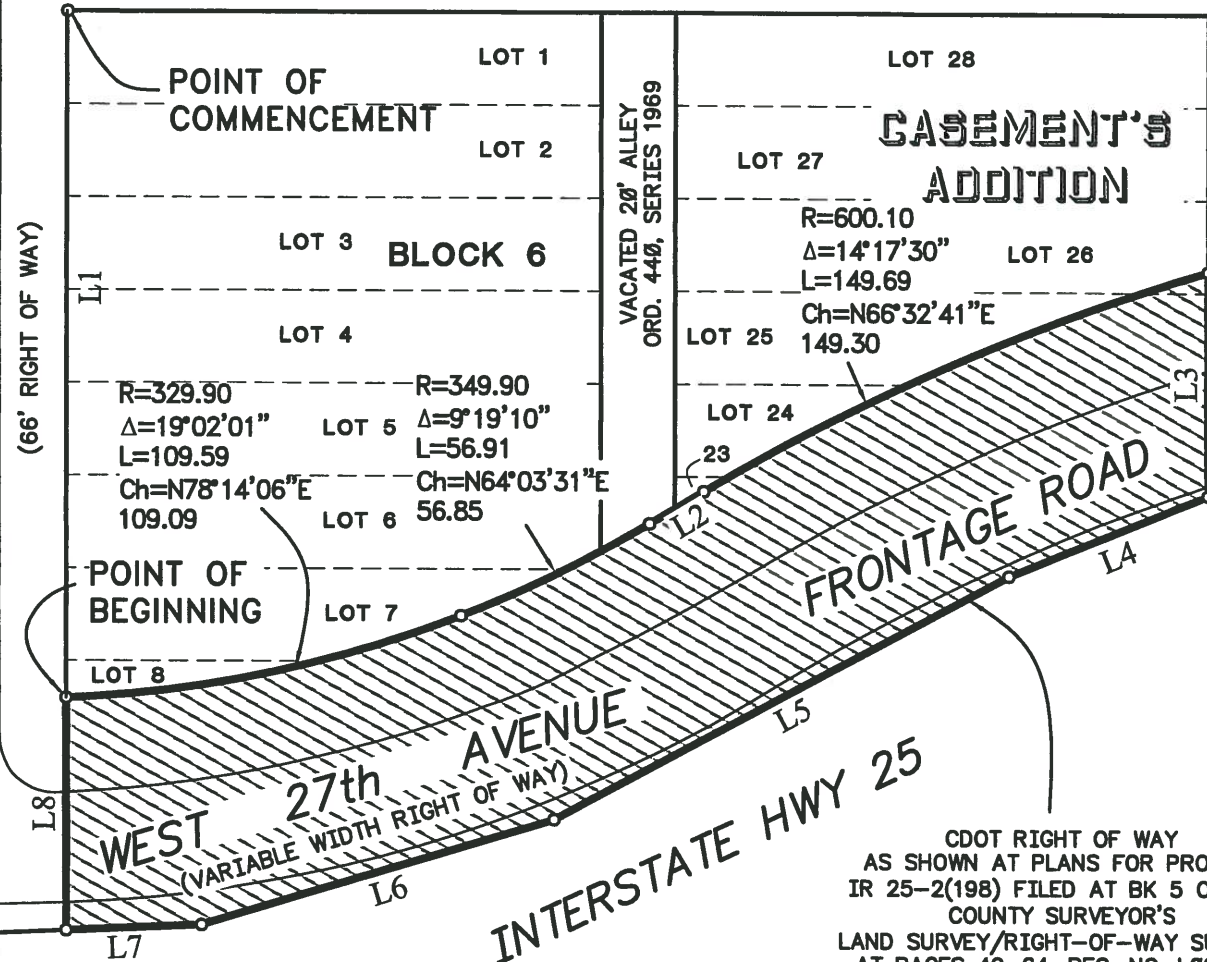
20' RANGE LINE 375.19(S) 375.2(R)

WEST 28th AVENUE

(66' RIGHT OF WAY)

WYANDOT STREET

VALLEJO STREET

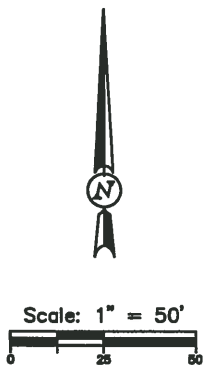


CDOT RIGHT OF WAY
AS SHOWN AT PLANS FOR PROJECT
IR 25-2(198) FILED AT BK 5 OF THE
COUNTY SURVEYOR'S
LAND SURVEY/RIGHT-OF-WAY SURVEYS
AT PAGES 49-64, REC. NO. L000449
5/4/91

SHEET 2 OF 2

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°09'41"W	185.01
L2	N59°23'56"E	17.07
L3	S00°09'41"W	60.32
L4	S68°07'24"W	58.48
L5	S61°55'45"W	139.86
L6	S73°22'32"W	99.46
L7	S87°37'37"W	36.64
L8	N00°09'41"E	62.66



F S

FRONTIER SURVEYING, INC.

352 Norfolk Street
Aurora, CO 80011

Ofc. 303-340-0113
Fax. 303-340-0114