



**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:** Melinda Olivarez, City Attorney's Office  
**FROM:** Robert J. Duncanson P.E., Engineering Manager II  
Right-of-Way Services

**DATE:** November 3, 2010

**ROW #:** 2010-0428-01      **SCHEDULE #:** Parcel # 1 A portion of 0633400040000  
Parcel # 2 0633400041000  
Parcel # 3 0633300059000

**TITLE:** This request is to dedicate existing City owned land as S. Ulster St. Located at the intersection of Hampden Ave.

**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 S. Ulster 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 S. Ulster St.. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW (# 2010-0428-01) HERE.**

A map of the area to be dedicated is attached.

RD/JL/LRA *RL*

- cc: *M* Asset Management, Steve Wirth
- City Councilperson, Peggy Lehmann, District # 4
- City Council Aide, Diane Young and Sunni Rodgers
- City Council Staff, Gretchen Williams
- Department of Law, Karen Aviles
- Department of Law, Melinda Olivarez
- Department of Law, Arlene Dykstra
- Environmental Services, David Erickson
- Mayor's Office, City Council Liaison, R. D. Sewald
- Mayor's Office, Heather Barry
- Public Works, Manager's Office, Christine Downs
- Public Works, Manager's Office, Daelene Mix
- Public Works, Right-of-Way Engineering Services, Rob Duncanson
- Public Works, Right-of-Way Engineering Services, Area surveyor John Lautenschlager
- Public Works Survey-Paul Rogalla
- Owner: City and County of Denver
- Project file folder 2010-0428-01



**ORDINANCE/RESOLUTION REQUEST**

Please email requests to Daelene Mix at [daelene.mix@denvergov.org](mailto:daelene.mix@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: November 3, 2010

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 existing City owned land as S. Ulster St. Located at the intersection of Hampden Ave

3. **Requesting Agency:** Public Works, Right-of-Way Engineering Services

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

- **Name:** Lisa R. Ayala
- **Phone:** 720-865-3153
- **Email:** [lisa.ayala@denvergov.org](mailto:lisa.ayala@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:** Daelene Mix
- **Phone:** 720-865-8720
- **Email:** [daelene.mix@denvergov.org](mailto:daelene.mix@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 S. Ulster 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:** No
- b. **Duration:** N/A
- c. **Location:** S. Ulster St and Hampden Ave
- d. **Affected Council District:** # 4, Peggy Lehmann
- 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

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To be completed by Mayor's Legislative Team:

SIRE Tracking Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

Two parcels of land located in the Southeast 1/4 of Section 33, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 23rd of August 1972 in Book 552 Page 87 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

A parcel of land situated in the SE1/4 of Section 33, T.4S., R.67W., of the 6<sup>th</sup> P.M., being more particularly described as follows: Beginning at the southeast corner of said Section 33, thence westerly along the centerline of Hampden Avenue a distance of 2,604.09 feet; thence northerly on an angle to the right of 90°00'00", a distance of 60 feet to the true point of beginning; said point being on the north right-of-way line of Hampden Avenue and the east right-of-way line of South Ulster Street; thence northerly on an angle to the right of 0°05'07" along said east line a distance of 286.18 feet to a point, said point being on the south boundary of Hampden Heights West; thence northeasterly on an angle to the right of 98°14'52" along the southerly boundary of said Subdivision and along an arc to the left having a radius of 520 feet a distance of 10.01 feet; thence southerly on an angle to the right of 92°51'18" parallel to said east right-of-way line of South Ulster Street a distance of 286.58 feet to a point, said point being on the north right-of-way line of Hampden Avenue; thence westerly on an angle to the right of 89°54'53" along said north line a distance of 10 feet to the true point of beginning.

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 23rd of August 1972 in Book 552 Page 85 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

That part of the SE1/4 of Section 33, T.4S., R.67W., of the 6<sup>th</sup> P.M., being more particularly described as follows: Commencing at the southeast corner of said SE1/4; thence westerly along the south line of said Section 33 a distance of 931.68 feet; thence northerly at right angles 60 feet to the northwest corner of Hampden Ave and South Willow Street; thence westerly at right angles along the north line of Hampden Avenue 1,642.38 feet to the true point of beginning; thence continuing along aforesaid course 20.03 feet; thence on an angle to the right of 90°05'07" a distance of 20.03 feet to a point of curve; thence on an angle to the right of 180°00'00" to the tangent of a curve to the left having a radius of 20 feet and a central angle of 90°05'07", an arc distance of 31.45 feet to the true point of beginning.

A parcel of land located in the Southwest 1/4 of Section 33, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 26th of August 1976 in Book 1308 Page 221 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

That part of the SE1/4 of the SW1/4 of Section 33, T.4S., R.67W., of the 6<sup>th</sup> P.M., described as follows: Beginning at the point of intersection of the north right-of-way line of Hampden Avenue and the east line of the SW1/4 of Section 33, T.4S., R.67W., 6<sup>th</sup> P.M.; thence northerly on the east line of the said SW1/4 a distance of 12 feet; thence southwesterly a distance of 15.62 feet, more or less, to a point on the north right-of-way line of Hampden Ave that is 10 feet west of the east line of the SW1/4 of Said Section 33; thence easterly on the said north right-of-way line to the point of beginning.

# S. Ulster St. Parcel 1



- Street Centerline
- Denver County (Boundary)
- Parcels
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Map generated 9/28/2010. 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.

# S. Ulster St. Parcel 2



Map generated 9/26/2010 - 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.

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# S. Ulster St. Parcel 3



- Street Centerline
- Denver County (Boundary)
- Parcels
- 2008 Denver
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Map permitted 9/28/2010 - 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.

QUIT CLAIM DEED

40

SO. 44.67c

THIS DEED, Made this 15 day of MAY, 1972 between MOORE PROPERTIES, INC. a corporation duly organized and existing under and by virtue of the laws of the State of COLORADO, of the first part and CITY AND COUNTY OF DENVER, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Colorado, of the second part,

WITNESS, That the said party of the first part, for good and valuable consideration to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, hath released, released, sold, conveyed and QUIT CLAIMED, and by these presents doth release, release, sell, convey and QUIT CLAIM unto the said party of the second part, its successors and assigns forever, all the right, title, interest, claim and demand which the said party of the first part hath in and to the following described property situate, lying and being in the City and County of Denver and State of Colorado, to-wit:

A parcel of land situated in the SE4 of Section 33, T.4S., R.67W. of the 6th P.M., being more particularly described as follows: Beginning at the southeast corner of said Section 33; thence westerly along the centerline of Hampden Avenue a distance of 3,604.09 feet; thence northerly on an angle to the right of 90° 00' 00", a distance of 60 feet to the true point of beginning, said point being on the north right-of-way line of Hampden Avenue and the east right-of-way line of South Ulster Street; thence northerly on an angle to the right of 0° 05' 07" along said east line a distance of 786.18 feet to a point, said point being on the south boundary of Hampden Heights West; thence northeasterly on an angle to the right of 98° 14' 32" along the southerly boundary of said Subdivision and along an arc to the left having a radius of 520 feet a distance of 10.01 feet; thence southerly on an angle to the right of 92° 51' 18" parallel to said east right-of-way line of South Ulster Street a distance of 286.58 feet to a point, said point being on the north right-of-way line of Hampden Avenue; thence westerly on an angle to the right of 89° 54' 53" along said north line a distance of 10 feet to the true point of beginning.

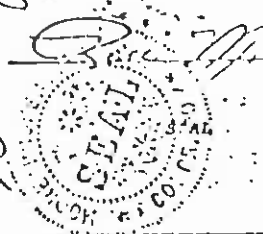
TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said party of the first part hath caused its corporate name to be hereunto subscribed by its \_\_\_\_\_ President, and its corporate seal to be hereunto affixed, attested by its \_\_\_\_\_ Secretary, the day and year first above written.

APPROVED FOR RECORDING: LAND OFFICE

AS TO FORM: [Signature]

ATTEST: [Signature] Secretary.



[Signature] MOORE PROPERTIES, INC. President.

552 87

INDEXED [Signature] FLATTED SE 121

STATE OF COLORADO )  
CITY AND ) ss.  
COUNTY OF DENVER )

The foregoing instrument was acknowledged before me this 15 day  
MAY, 19 72, by B.F. MOORE  
as President and by

ROSE MOORE  
Secretary of

MOORE PROPERTIES, INC. corporation.  
My commission expires By Commission expires July 21, 1975

Witness my hand and official seal.

*[Signature]*  
Notary Public



AUG-23-72 599763. 1ST-RES 0.00

STATE OF COLORADO  
CITY AND COUNTY  
OF DENVER  
RECORDED IN 532 87  
F. J. SERAFINI  
CLERK AND RECORDER

047383

552 89



QUIT CLAIM DEED

THIS DEED, Made this 15 day of MAY, 1912,  
between MOORE PROPERTIES, Inc.  
a corporation duly organized and existing under and by virtue of the laws of the  
State of COLORADO, of the first part and CITY AND COUNTY OF DENVER, a  
municipal corporation duly organized and existing under and by virtue of the laws  
of the State of Colorado, of the second part,

WITNESS, That the said party of the first part, for good and valuable con-  
sideration to the said party of the first part in hand paid by the said party  
of the second part, the receipt whereof is hereby confessed and acknowledged,  
hath remised, released, sold, conveyed and QUIT CLAIMED, and by these presents  
doth remise, release, sell, convey and QUIT CLAIM unto the said party of the  
second part, its successors and assigns forever, all the right, title, interest,  
claim and demand which the said party of the first part hath in and to the fol-  
lowing described property situate, lying and being in the City and County of  
Denver and State of Colorado, to-wit:

That part of the SE 1/4 of Section 33, T.4S., R.67W. of the 6th P.M.,  
described as follows:

Commencing at the southeast corner of said SE 1/4;  
thence westerly along the south line of said Section 33 a dis-  
tance of 931.68 feet;  
thence northerly at right angles 60 feet to the northwest corner  
of Hampden Avenue and South Willow Street;  
thence westerly at right angles along the north line of Hampden  
Avenue 1,642.38 feet to the true point of beginning; thence  
continuing along aforesaid course 20.03 feet;  
thence on an angle to the right of 90° 05' 07", a distance of  
20.03 feet to a point of curve;  
thence on an angle to the right of 180° 00' 00" to the tangent  
of a curve to the left, having a radius of 20 feet and a central  
angle of 90° 05' 07", an arc distance of 31.45 feet to the true  
point of beginning.

TO HAVE AND TO HOLD the same, together with all and singular the appar-  
tenances and privileges thereunto belonging, or in anywise thereunto appertain-  
ing, and all the estate, right, title, interest and claim whatsoever, of the  
said party of the first part, either in law or equity, to the only proper use,  
benefit and behoof of the said party of the second part, its successors and  
assigns forever.

IN WITNESS WHEREOF, The said party of the first part hath caused its  
corporate name to be hereunto subscribed by its \_\_\_\_\_ President, and its cor-  
porate seal to be hereunto affixed, attested by its \_\_\_\_\_ Secretary, the  
day and year first above written.

MOORE PROPERTIES, INC.

By B.E. Mode President.

ATTEST:

[Signature]  
Secretary.



APPROVED FOR RECORDING:  
LAND OFFICE - DENVER

53, 446

113

552 85

INDEXED [Signature]  
FILED SE 121

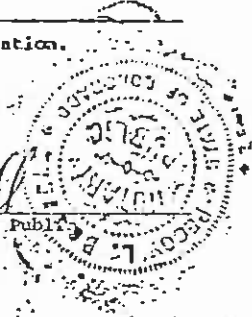
STATE OF COLORADO )  
CITY AND ) ss.  
COUNTY OF DENVER )

The foregoing instrument was acknowledged before me this 15 day  
of MAY, 1972, by R. E. O'NEAL  
as President and by Rose Moore  
Moore Properties, Inc as Secretary of Moore Properties, Inc, a corporation.

My commission expires July 24, 1973

Witness my hand and official seal.

*Lynn L. Smith*  
Notary Public



AUG-23-72 599762 LST - HIS 0.00

STATE OF COLORADO  
CITY & COUNTY  
OF DENVER  
CLERK OF DISTRICT COURT  
RECORDED IN 552 HIS  
AUG 23 1 41 PM '72  
F. J. SERAFINI  
CLERK AND RECORDER

047382

Law. Salary of  
S. Hampden

THIS DEED, Made this 25th day of August  
1976, between SOUTHRIDGE COMMUNITY CHURCH

Recorder's Stamp  
STATE OF COLORADO  
CITY & COUNTY  
OF DENVER  
FILED IN MY OFFICE ON  
Aug 26 11 45 AM '76  
BOOK 1308 221  
F.J. SERAFINI  
RECORDER

a corporation duly organized and existing under and by virtue of the laws  
of the State of Colorado, of the first part, and

CITY AND COUNTY OF DENVER, a municipal

corporation duly organized and existing under and by virtue of the laws  
of the State of Colorado, of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of  
Good and Valuable \_\_\_\_\_

to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby  
confessed and acknowledged, hath granted, released, sold, conveyed and QUIT CLAIMED, and by these presents hath  
relinquished, release, sold, conveyed and QUIT CLAIMED unto the said party of the second part, its successors and assigns  
forever, all the right, title, interest, claim and demand which the said party of the first part hath in and to the  
following described real property, to wit: being and being in the City County of Denver  
and State of Colorado, to wit:

That part of the SW 4 of the SW 4 of Section 33, T.4S., R.67W., of the 6th  
P.M., described as follows:

Beginning at the point of intersection of the north right-of-way  
line of Hampden Avenue and the east line of the SW 4 of Section  
33, T.4S., R.67W., of the 6th P.M.;  
thence northerly on the east line of the said SW 4 a distance of  
12 feet;  
thence southwesterly a distance of 15.62 feet, more or less, to  
a point on the north right-of-way line of Hampden Avenue that is  
10 feet west of the east line of the SW 4 of Said Section 33;  
thence easterly on the said north right-of-way line to the point of beginning.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereto  
belonging, or in anywise thereto appertaining, and all the estate, right, title, interest and claim whatsoever, of the  
said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the  
second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said party of the first part hath caused its corporate name to be hereunto  
subscribed by its President, and its corporate seal to be hereunto affixed, attested by its  
Secretary, the day and year first above written.

Attest: Ronald Deters

Harold A. Colenbrander

*Ronald Deters*

*Harold A. Colenbrander*



APPROVED FOR RECORDING  
LAND OFFICE

As to Form  
*Patricia J. Johnson*

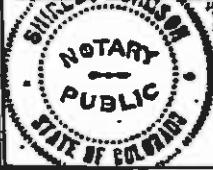
STATE OF COLORADO,  
City \_\_\_\_\_ County of DENVER

The foregoing instrument was acknowledged before me this 25th day of August  
1976 by Harold A. Colenbrander

Ronald Deters

SOUTHRIDGE COMMUNITY CHURCH

My commission expires November 22, 1976  
Witness my hand and official seal.



*Patricia J. Johnson*  
Notary Public

INDEXED ..... 7-31-77

PLATTED ..... SE 122