



**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:** September 28, 2015  
**ROW #:** 2015-Dedication-0000069      **SCHEDULE #:** 0517204042000  
**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as Public Sidewalk.  
Located at the intersection of W. Alameda and S. Irving.  
**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 Public Sidewalk. 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 (**Westwood Crossing**)

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 Public Sidewalk. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # ( 2015-Dedication-0000069) HERE.**

A map of the area to be dedicated is attached.

RD/RE/BLV

cc: Asset Management, Steve Wirth  
City Councilperson & Aides, Paul Lopez District # 3  
Council Aide Adriana Magana  
Council Aide Jesus Orrantia  
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, Brent Eisen  
Department of Law, Stan Lechman  
Department of Law, Adam Hernandez  
Department of Law, Angela Garcia  
Public Works Survey, Ron Ellis  
Public Works Survey, Paul Rogalla  
Owner: City and County of Denver  
Project file folder 2015-Dedication-0000069

**ORDINANCE/RESOLUTION REQUEST**

Please email requests to Angela Casias  
at [angela.casias@DenverGov.org](mailto: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: September 28, 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 Public Sidewalk.  
Located at the intersection of W. Alameda and S. Irving.

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 Public Sidewalk. 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 (Westwood Crossing)

**\*\*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. Alameda and S. Irving St.
- d. Affected Council District: Paul Lopez Dist. 3
- 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: 2015-Dedication-0000069, Westwood Crossing**

**Description of Proposed Project: Dedicate a parcel of public right of way as Public Sidewalk.**

**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, Westwood Crossing.**



***Protecting the Present & Building the Future***  
Accountability, Innovation, Empowerment, Performance, Integrity,  
Diversity, Teamwork, Respect, Excellence, Safety

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, A PORTION OF LOTS 26 THRU 28, BLOCK 2, ADAMS PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND CONVEYED BY A WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, AND RECORDED ON THE 11<sup>TH</sup> DAY OF SEPTEMBER 2015, AT RECEPTION NUMBER 2015127986 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 SECTION 17, A FOUND 3 1/4" ALUMINUM CAP IN CDOT MONUMENT BOX, CAP STAMPED LS #13485 FROM WHENCE THE NORTH 1/4 CORNER OF SAID SECTION 17, A FOUND CDOT 3 1/2" ALUMINUM CAP IN RANGE BOX MARKED 1/4 COR SEC 8/17, 1998, STAMPED PLS 29420, BEARS N 89°59'09" E A DISTANCE OF 2638.86 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 86°32'44" EAST A DISTANCE OF 1241.42 FEET TO A POINT ON THE SOUTHERLY LINE OF RIGHT OF WAY AS CONVEYED BY RULE AND ORDER RECORDED MAY 11, 2000 AT RECEPTION NO. 2000066588, DENVER COLORADO; AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY AND WESTERLY RIGHT OF WAY THE FOLLOWING TWO COURSES:

1. SOUTH 51°04'23" EAST A DISTANCE OF 11.10 FEET;
2. SOUTH 11°58'15" EAST A DISTANCE OF 121.86 FEET TO THE WESTERLY RIGHT OF WAY OF SOUTH IRVING STREET;

THENCE SOUTH 00°42'32" EAST ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 95.78 FEET TO THE SOUTH LINE OF SAID LOT 28;

THENCE SOUTH 89°36'11" WEST ALONG SAID SOUTH LINE A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°42'32" WEST A DISTANCE OF 69.97 FEET;

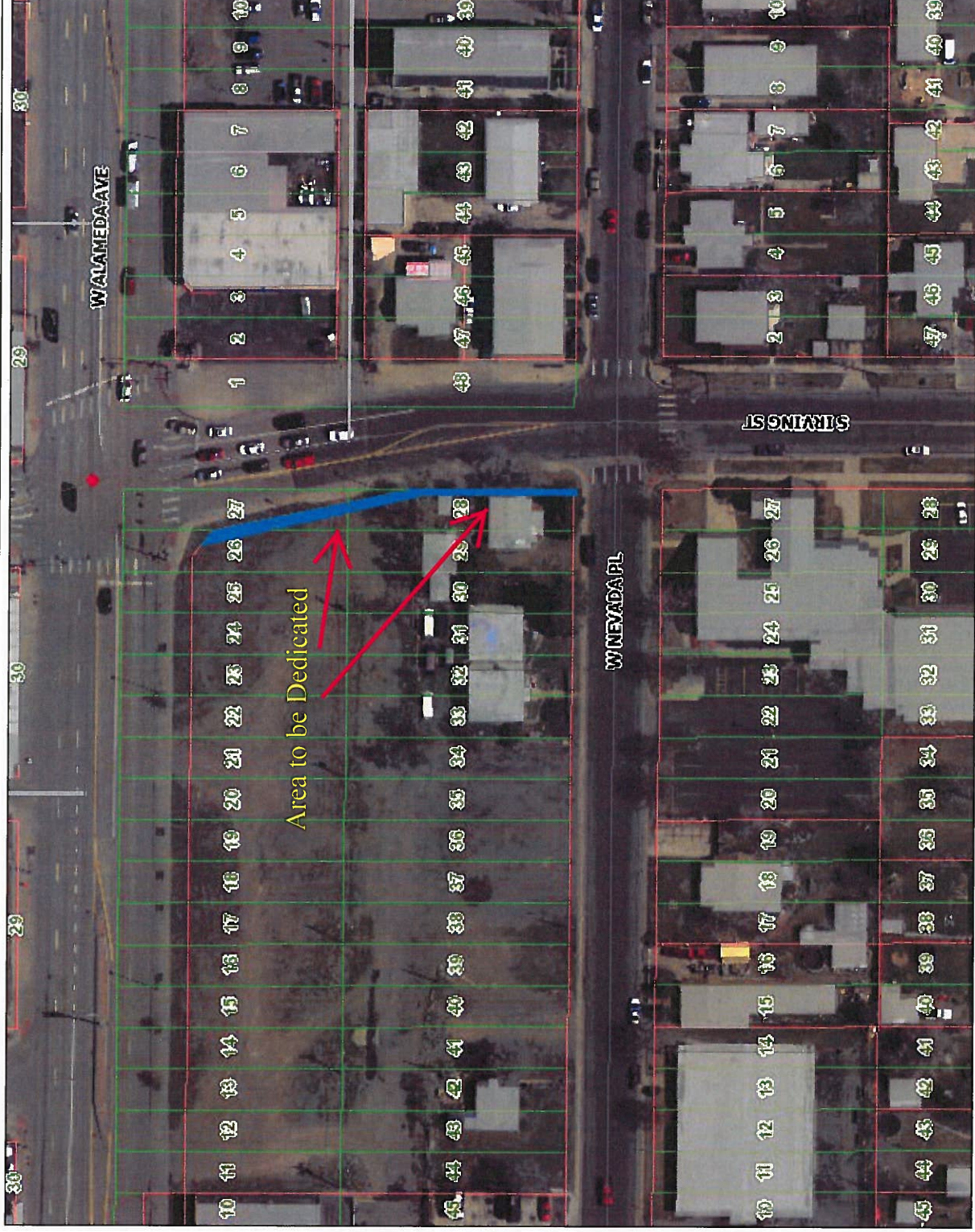
THENCE NORTH 11°58'15" WEST A DISTANCE OF 155.38 FEET;

TO THE TRUE POINT OF BEGINNING.

CONTAINING: 1,136 SQUARE FEET, OR 0.026 ACRES OF LAND, MORE OR LESS.



# Westwood Crossing



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.**

1:1,381

Map Generated 9/25/2015

WGS\_1984.Web\_Mercator\_Auxiliary\_Sphere  
 © City and County of Denver



- ### Legend
- Streams
  - Irrigation Ditches Reconstruct (Gardeners)
  - 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

## EXHIBIT "A" LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, A PORTION OF LOTS 26 THRU 28, BLOCK 2, ADAMS PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17, A FOUND 3 1/4" ALUMINUM CAP IN CDOT MONUMENT BOX, CAP STAMPED LS #13485 FROM WHENCE THE NORTH 1/4 CORNER OF SAID SECTION 17, A FOUND CDOT 3 1/2" ALUMINUM CAP IN RANGE BOX MARKED 1/4 COR SEC 8/17, 1998, STAMPED PLS 29420, BEARS N 89°59'09" E A DISTANCE OF 2638.86 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

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THENCE NORTH 00°42'32" WEST A DISTANCE OF 69.97 FEET;

THENCE NORTH 11°58'15" WEST A DISTANCE OF 155.38 FEET;

TO THE TRUE POINT OF BEGINNING.

CONTAINING: 1,136 SQUARE FEET, OR 0.026 ACRES OF LAND, MORE OR LESS.

PREPARED BY  
JEFFREY J. MACKENNA P.  
FOR FALCON SURVEYING,



DATE: 04/28/2015

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# ILLUSTRATION FOR EXHIBIT

SITUATED IN THE NORTHWEST 1/4 OF SECTION 17, T4S, R68W, OF THE 6TH P.M.,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

BASIS OF BEARING  
N89°59'09"E 2638.86'  
N LINE NW 1/4 SEC 17

N 1/4 COR SEC 17  
FND CDOT TYPE 3A MONUMENT W/3 1/2"  
ALUMINUM CAP IN RANGE BOX MARKED 1/4 COR  
SEC 8/17, 1998, PLS 29420

POINT OF  
COMMENCEMENT  
NW COR SEC 17  
FND 3 1/4" ALUMINUM CAP  
IN CDOT MONUMENT BOX,  
PLS 13485

WEST ALAMEDA AVENUE

RULE & ORDER  
REC. NO. 2000066588

POINT OF  
BEGINNING

RULE & ORDER  
REC. NO. 2000066588

1,136 SQ. FT,  
0.026 ACRES

SOUTH IRVING STREET

WEST NEVADA PLACE

GRAPHIC SCALE

100 0 50 100 200

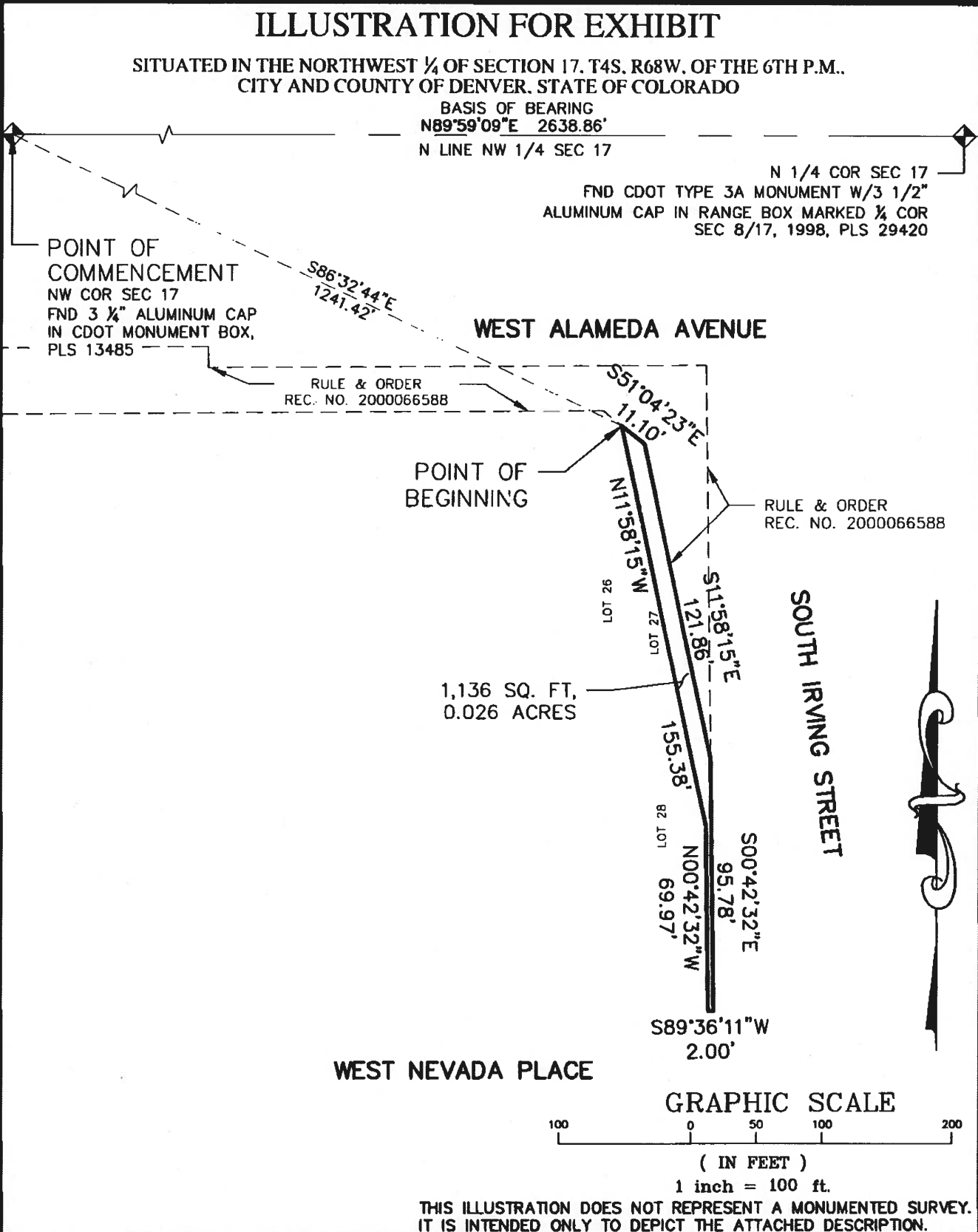
( IN FEET )

1 inch = 100 ft.

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

PREPARED BY: FALCON SURVEYING, INC., 9940 WEST 25TH AVE, LAKEWOOD CO 80215 (303)202-1560

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09/11/2015 09:38 AM  
City & County of Denver

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WD

2015127986

Page 1 of 3

0 \$0.00

WARRANTY DEED

THIS DEED, dated Sept 4<sup>th</sup> 2015, is between Asia Plaza, LLC, a Colorado limited liability company ("Grantor"), and the City and County of Denver, a home rule city and municipal corporation of the State of Colorado ("Grantee"), whose address is 1437 Bannock Street, Denver, CO 80202.

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

EXHIBIT "A" attached hereto and incorporated herein

Assessor's schedule or parcel number: Vacant Land  
Address: Vacant Land

TOGETHER with all and singular the hereditaments and appurtenances therunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor covenants, grants, bargains, and agrees to and with the Grantee, its successors and assigns, that at the time of the enrolling and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefensible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except for all matters of record.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, except for all matters of record.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Asia Plaza, LLC

By: [Signature]

Title: MANAGER

STATE OF Colorado

COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this day 4<sup>th</sup> of Sept 2015 by Truc Nguyen as Manager of Asia Plaza, LLC

Witness my hand and official seal.  
My commission expires:

[Signature]  
Notary Public

JEFFREY S. CLINE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20104011356  
MY COMMISSION EXPIRES MARCH 24, 2018

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

15-144  
Project Description 5392  
W. ALMERA  
Beal Asset Management  
Date 09-11-15