



**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:** July 1, 2013

**ROW #:** 2011-0608-05 **SCHEDULE #:** 0517203051000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as Public Alley located in Lots 8 thru 14, Block 1, Adams Park. Located between S. Hazel Ct. and S. Irving St., also between W. Alameda Ave. and W. Nevada Pl.

**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 Alley located in Lots 8 thru 14, Block 1, Adams Park. 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 (**West Alameda Apartments**).

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 West Alameda Apartments. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # ( Parcel #-2011-0608-05-001) HERE.**

A map of the area to be dedicated is attached.

RD/PK/LRA

- cc: Asset Management, Steve Wirth
- City Councilperson & Aides, Paul Lopez District # 3
- 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, Peter Kent
- Public Works Survey, Paul Rogalla
- Owner: City and County of Denver
- Project file folder 2011-0608-05



**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: June 24, 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 Public Alley locate in Lots 8 thru 14, Block 1, Adams Park. Located between S. Hazel Ct. and S. Irving St., also between W. Alameda Ave. and W. Nevada Pl.

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:** 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 Public Alley located in Lots 8 thru 14, Block 1, Adams Park. 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 (**West Alameda Apartments**).

**\*\*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:** Permanent
- c. **Location:** Public Alley locate in Lots 8 thru 14, Block 1, Adams Park. Located between S. Hazel Ct. and S. Irving St., also between W. Alameda Ave. and W. Nevada Pl.
- d. **Affected Council District:** # 3, Paul Lopez
- 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: \_\_\_\_\_



## EXECUTIVE SUMMARY

**DENVER**  
THE MILE HIGH CITY

**Project Title: 2011-0608-05 Dedication Public Right-of-Way as Public Alley located in Lots 8 thru 14, Block 1, Adams Park.**

**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 Public Alley located in Lots 8 thru 14, Block 1, Adams Park. 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 (West Alameda Apartments).**

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project: 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 (West Alameda Apartments).**

**Has a Temp MEP been issued, and if so, what work is underway: NO**

**What is the known duration of an MEP: NO**

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

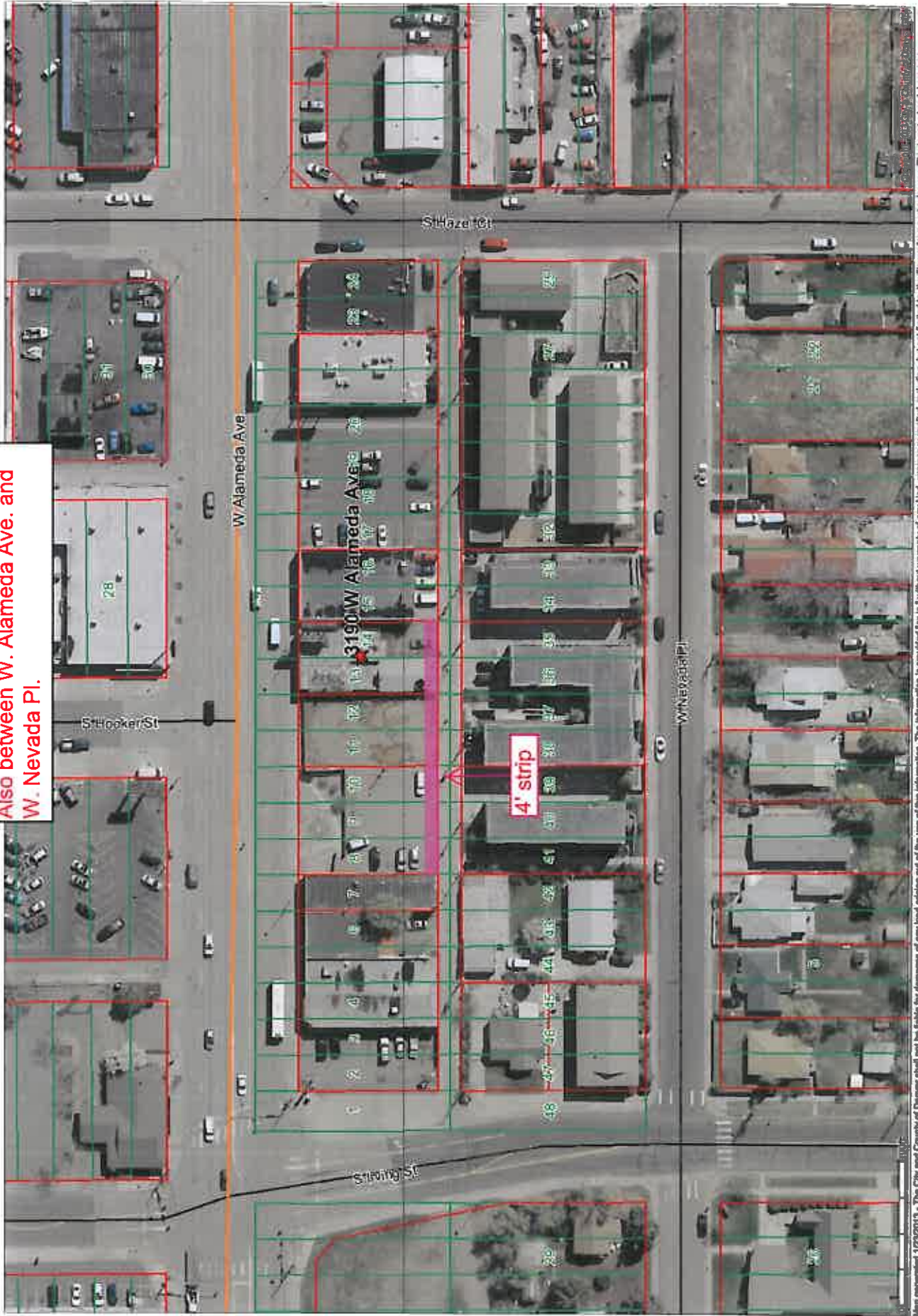
**Will an easement be placed over a vacated area, and if so explain: N/A**

**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, (West Alameda Apartments).**

# Public Alley

Between S. Hazel Ct. and S. Irving St.  
Also between W. Alameda Ave. and  
W. Nevada Pl.



Map generated 1/22/2015 - 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 particular use. This is not a legal document.



PW LEGAL DESCRIPTION NO  
2011-0608-05

A parcel of land located in the Northwest  $\frac{1}{4}$  of Section 17, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

A parcel of land conveyed to the City & County of Denver, by Warranty Deed recorded on the 3<sup>rd</sup> of December 2012, Reception #2012166265, described as exhibit "A", in the City and County of Denver Clerk & Records Office, State of Colorado, being more particularly described as follows.

The South Four Feet of Lots 8 through 14, Block 1, Adams Park, as originally recorded in Arapahoe County on 08 November 1924 in Book 19 at Page 57, City & County of Denver, containing an area of 700 sq. ft or 0.02 Acres, +/-.

# "PROPERTY DESCRIPTION"

FOR  
RIGHT-OF-WAY ACQUISITIONS  
OF A PORTION OF  
ADAMS PARK  
SITUATE  
IN THE NW1/4 OF SECTION 17, T.4S., R.68.W. OF THE SIXTH P.M.,  
CITY & COUNTY OF DENVER, STATE OF COLORADO

DES PROJECT NO.:  
2011-0608

LEGAL DESCRIPTION NO.:  
2011-0608-05-001

## NOTES:

### PROPERTY DESCRIPTION:

THE SOUTH FOUR FEET OF LOTS B THROUGH 14, BLOCK 1, ADAMS PARK, AS ORIGINALLY RECORDED IN ARAPAHOE COUNTY ON 08 NOVEMBER 1924 IN BOOK 19 AT PAGE 57, CITY & COUNTY OF DENVER, CONTAINING AN AREA OF 700 SQ. FT. OR 0.02 ACRES, +/-.

### RECORD INFORMATION:

THE EXHIBIT SHOWN HEREON AND REFERENCED HEREIN IS BASED UPON A FEBRUARY 2012 ALTA/ACSM LAND TITLE SURVEY PERFORMED ON SUBJECT PROPERTY BY TRISTATE SURVEYING, INC.

### BASIS OF BEARINGS:

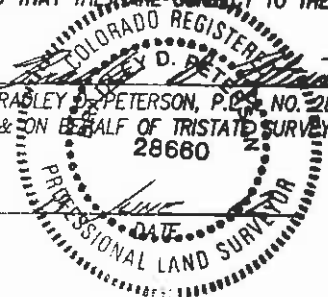
AN ASSUMED BEARING OF S89°58'15"E FOR THE RANGE LINE 20 FEET SOUTH OF THE SOUTH LINE OF BLOCK 11, BEING THE SUBJECT PROPERTY BLOCK, BEING MONUMENTED AT THE EAST END BY A FOUND #5 REBAR IN A MONUMENT WELL & ON THE WEST END BY A FOUND AXLE IN A MONUMENT WELL.


### NOTICE 13-80-105(3)(a):

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

### SURVEYOR'S STATEMENT:

I, BRADLEY D. PETERSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PROPERTY DESCRIPTION AND THE SURVEY OF RECORD ON WHICH IT IS BASED WERE GENERATED BY ME AND THAT THEY ARE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION.

  
BRADLEY D. PETERSON, P.L.S. NO. 28660  
FOR & ON BEHALF OF TRISTATE SURVEYING, INC.  
28660  
DATE \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR

<b>TriState Surveying, Inc.</b> Bradley D. Peterson, PLS	
	
7371 S. DELAWARE STREET LITTLETON, CO 80120 PH: 303-995-9072 FX: 303-703-3830 brad@tristatesurveying.com	
DRAWN BY: BDP	DATE: 13 JUNE 12
CHECKED BY: VLT	ALLEY_LGL_F DRAWING NO.:
JOB NO.: 201202	SHEET 2 of 2

**"PROPERTY DESCRIPTION"**

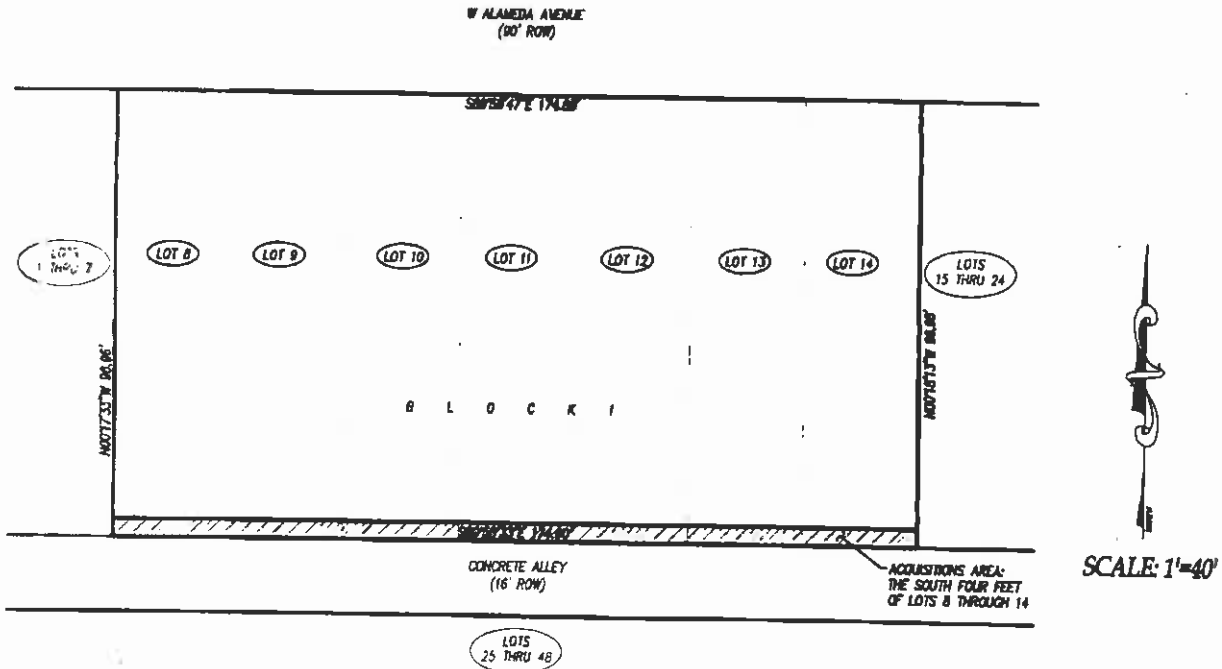
**EXHIBIT "A"**

FOR  
RIGHT-OF-WAY ACQUISITIONS  
OF A PORTION OF  
ADAMS PARK  
SITUATE

DES PROJECT NO.:  
2011-0608

LEGAL DESCRIPTION NO.:  
2011-0608-05-001

IN THE NW1/4 OF SECTION 17, T.4S., R.68.W. OF THE SIXTH P.M.,  
CITY & COUNTY OF DENVER, STATE OF COLORADO



NOTES:

NOTES:

**SURVEYOR'S STATEMENT:**

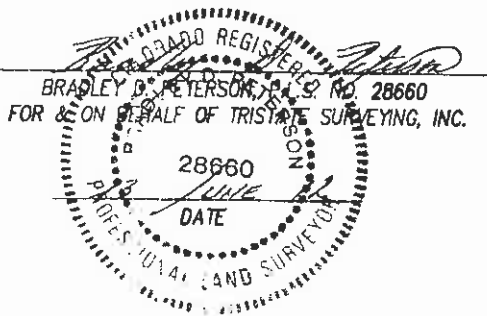
I, BRADLEY D. PETERSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS 'EXHIBIT' AND THE SURVEY OF RECORD ON WHICH IT IS BASED WERE GENERATED BY ME AND THAT THEY ARE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION.

**PROPERTY DESCRIPTION:**

THE SOUTH FOUR FEET OF LOTS 8 THROUGH 14, BLOCK 1, ADAMS PARK, AS ORIGINALLY RECORDED IN ARAPAHOE COUNTY ON 08 NOVEMBER 1924 IN BOOK 19 AT PAGE 57, CITY & COUNTY OF DENVER, CONTAINING AN AREA OF 700 SQ. FT. OR 0.02 ACRES, +/-.

**BASIS OF BEARINGS:**

AN ASSUMED BEARING OF S89°58'15"E FOR THE RANGE LINE 20 FEET SOUTH OF THE SOUTH LINE OF BLOCK 11, BEING THE SUBJECT PROPERTY BLOCK, BEING MONUMENTED AT THE EAST END BY A FOUND #5 REBAR IN A MONUMENT WELL & ON THE WEST END BY A FOUND AXLE IN A MONUMENT WELL.



**TriState Surveying, Inc.**  
Bradley D. Peterson, PLS

7371 S. DELAWARE STREET  
LITTLETON, CO 80120  
brad@tristatesurveying.com

PH: 303-995-9072  
FX: 303-703-3830

DRAWN BY: BDP	DATE: 13 JUNE 12
CHECKED BY: <i>MLT</i>	ALLEY_EXH_F
JOB NO.: 201202	SHEET 1 of 2

NOTICE 13-81-105(3)(a): ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON

CITY & COUNTY OF DENVER  
ASSET MANAGEMENT  
201 W. COLFAX AVE DEPT 1017  
DENVER, CO 80202

WARRANTY DEED

THIS DEED, is dated November 29, 2012, and is made between RYMPH LIVING TRUST, DATED JULY 5, 2007

(whether one, or more than one), the "Grantor," of the \* CITY & County of DENVER and State of COLORADO and CITY & COUNTY OF DENVER, A HOME RULE CITY & MUNICIPAL CORPORATION OF THE STATE OF COLORADO

(whether one, or more than one), the "Grantee," whose legal address is 1437 BANNOCK ST. DENVER, CO 80202

of the CITY & County of DENVER and State of COLORADO

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS & OTHER GOOD & VALUABLE CONSIDERATION ( \$ 10.00 ), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the CITY & County of DENVER and State of Colorado, described as follows:

FOR LEGAL DESCRIPTIONS SEE EXHIBITS "A" & "B" ATTACHED HERETO AND MADE A PART OF THIS GENERAL WARRANTY DEED

also known by street address as: VACANT LAND and assessor's schedule or parcel number:

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, 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 and the Grantee's heirs and assigns forever

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the enrolling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law and 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 soever, except and subject to:  none; or  the following matters:

And the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, but not any adjoining vacated street or alley, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof.

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

THE DON RYMPH LIVING TRUST

BY Donald E Rymph

TITLE: Owner

STATE OF COLORADO  
County of Denver

The foregoing instrument was executed by Donald E. Rymph on November 29, 2012.

Witness my hand and official seal. My commission expires: 11/4/2015

\*Insert "City and" if applicable.

**NUCKI SIMONETTE** Public  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
Name and Address of Person Creating Newly Created Legal Description (#38-35-106.5, C.R.S.)  
**MY COMMISSION EXPIRES 12-14-15**

Asset Mgmt # B-141  
Asset Management  
3190 W. Colfax  
12-3-12