



## REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

**TO:** Charlene Thompson, City Attorney's Office

**FROM:** Robert J. Duncanson P.E., Engineering Manager II  
Right-of-Way Services

**DATE:** December 17, 2015

**ROW #:** 2015-Dedication-0000115      **SCHEDULE #:** ROW 6- 0123400070000, 0123400069000,  
0123402009000 & 0123402005000, ROW 7-012340028000, 0126100013000, 0126100017000  
& 0126100025000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as Peoria Crossing.  
Located at the intersection of E. 38<sup>th</sup> and Peoria Crossing.

**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 Peoria Crossing. 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 (**Peoria Street  
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 Peoria Crossing. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2015-Dedication-0000115-001 & 002) HERE.**

A map of the area to be dedicated is attached.

RD/WR/BLV

cc: Asset Management, Steve Wirth  
City Councilperson & Aides, Christopher Herndon District # 8  
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, Charlene Thompson  
Department of Law, Adam Hernandez  
Department of Law, Angela Garcia  
Public Works Survey, Warren Ruby  
Public Works Survey, Paul Rogalla  
Owner: City and County of Denver  
Project file folder 2015-Dedication-0000115

**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: December 17, 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 Peoria Crossing.  
Located at the intersection of E. 38<sup>th</sup> and Peoria Crossing.

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 Peoria Crossing. 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 (Peoria Street 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: E. 38<sup>th</sup> Ave. and Peoria Crossing
- d. Affected Council District: Christopher Herndon Dist. #8
- 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-0000115, Peoria Crossing**

**Description of Proposed Project: Dedicate a parcel of public right of way as Peoria Crossing.**

**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**

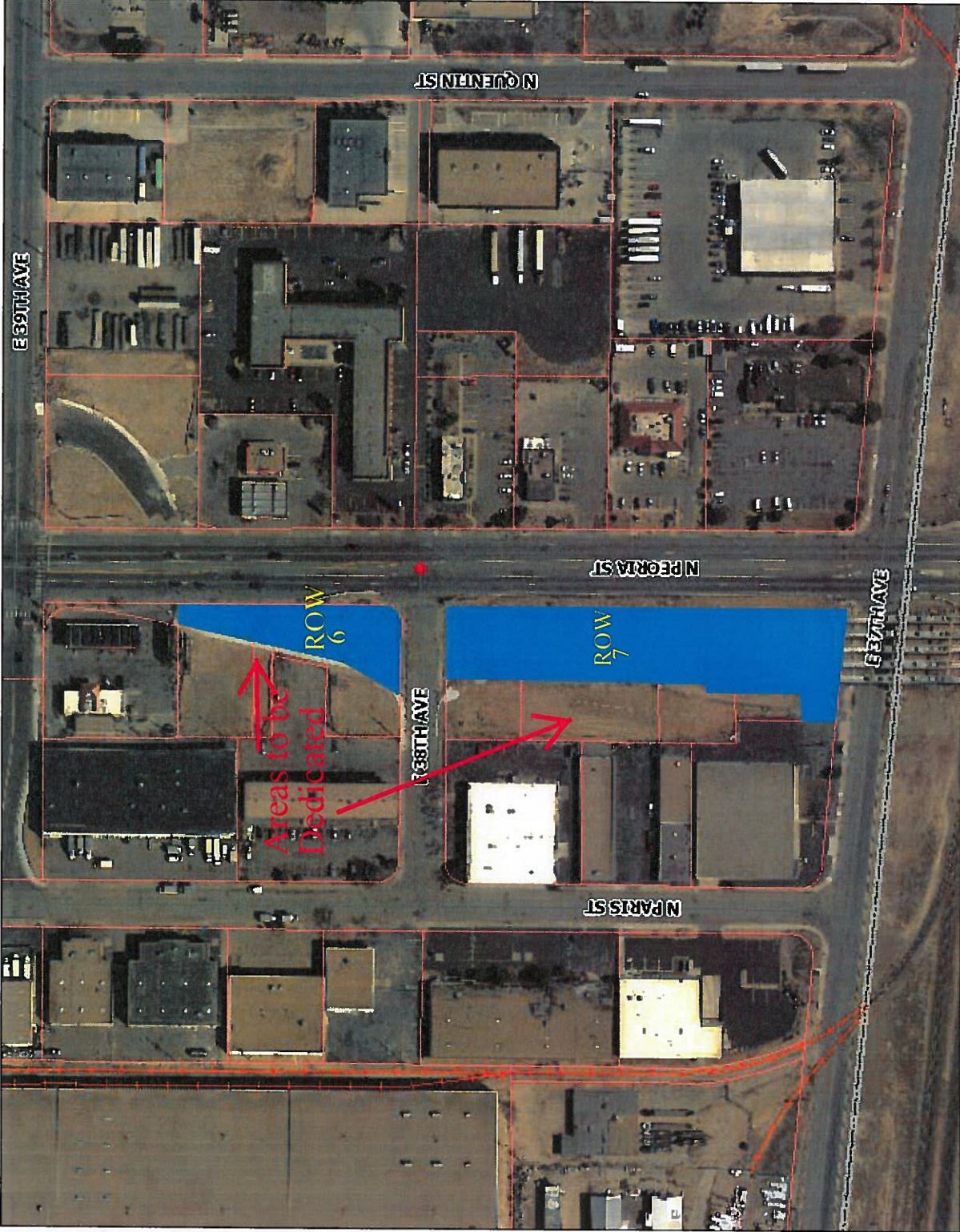
**Will land be dedicated to the City if the vacation goes through: N/A**

**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, Peoria Crossing.**

# Peoria Crossing at 38th and 39th



**Legend**

	Streams		Bridges
	Irrigation Ditches Reconstruct (Gardens)		Rail Transit Stations Existing
	Irrigation Ditches		Rail Transit Stations Planned
	Streets		Park-N-Ride Locations
	Alleys		Lakes
	Railroads		County Boundary
	Main		Parcels
	Yard		Parks
	Spur		Mountain Parks
	Siding		All Other Parks
	Interchange track		
	Other		



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

1" = 3,000'

Map Generated 12/16/2015

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**THIS IS NOT A LEGAL DOCUMENT.**

PW Legal Description No. 2015-Dedication-0000115-001

**PROPERTY DESCRIPTION  
PARCEL NUMBER: ROW-6  
DATE: October 30, 2015  
DESCRIPTION**

A tract or parcel of land No. ROW-6 of the City and County of Denver, State of Colorado, containing 20,435 sq. ft. (0.469 acres) of land, more or less, being portions of those parcels of land described in Reception Numbers 2013036771, 2013069089 and 2013020766, all recorded in the City and County of Denver Clerk and Recorder's Office, and lying in the SE 1/4 of the SE 1/4 of Section 23, Township 3 South, Range 67 West, of the 6th Principal Meridian, in said City and County of Denver, said tract or parcel of land being more particularly described as follows:

**COMMENCING** at the SE corner of said Section 23, (Whence the W 1/4 corner of Section 25, Township 3 South, Range 67 West, of the 6th Principal Meridian bears S 00°35'37" E, a distance of 2,649.21 feet); Thence N 53°39'47" W, a distance of 279.77 feet, to a point on the west line of said Reception Number 2013036771, being the **POINT OF BEGINNING**;

1. Thence N 89°55'37" E, a distance of 25.53 feet;
2. Thence on a curve to the left having a radius of 80.42 feet, a central angle of 25°24'33", an arc length of 35.66 feet, with a chord bearing of N 77°13'20" E, a distance of 35.37 feet;
3. Thence N 29°13'40" E, a distance of 26.53 feet;
4. Thence S 82°10'31" E, a distance of 7.07 feet;
5. Thence N 13°56'44" E, a distance of 65.86 feet;
6. Thence N 14°43'45" E, a distance of 70.27 feet;
7. Thence N 12°18'19" E, a distance of 102.30 feet;
8. Thence N 22°56'11" E, a distance of 27.08 feet, to a point on the north line of said Reception Number 2013020766;
9. Thence along said north line of Reception Number 2013020766, N 89°54'30" E, a distance of 28.40 feet, to the northeast corner of said Reception Number 2013020766;
10. Thence along the east lines of said Reception Numbers 2013036771, 2013069089, and 2013020766, S 00°06'49" E, a distance of 262.74 feet;
11. Thence along the southeasterly line of said Reception Number 2013036771, on a curve to the right having a radius of 30.00 feet, a central angle of 90°00'00", an arc length of 47.12 feet, with a chord bearing of S 44°53'11" W, a distance of 42.43 feet;
12. Thence along the south line of said Reception Number 2013036771, S 89°53'11" W, a distance of 145.04 feet, to the southwest corner of said Reception Number 2013036771;
13. Thence along the west line of said Reception Number 2013036771, N 00°06'41" W, a distance of 6.23 feet, more or less, to the **POINT OF BEGINNING**.

The above described tract or parcel of land contains 20,435 sq. ft. (0.469 acres) of land, more or less.

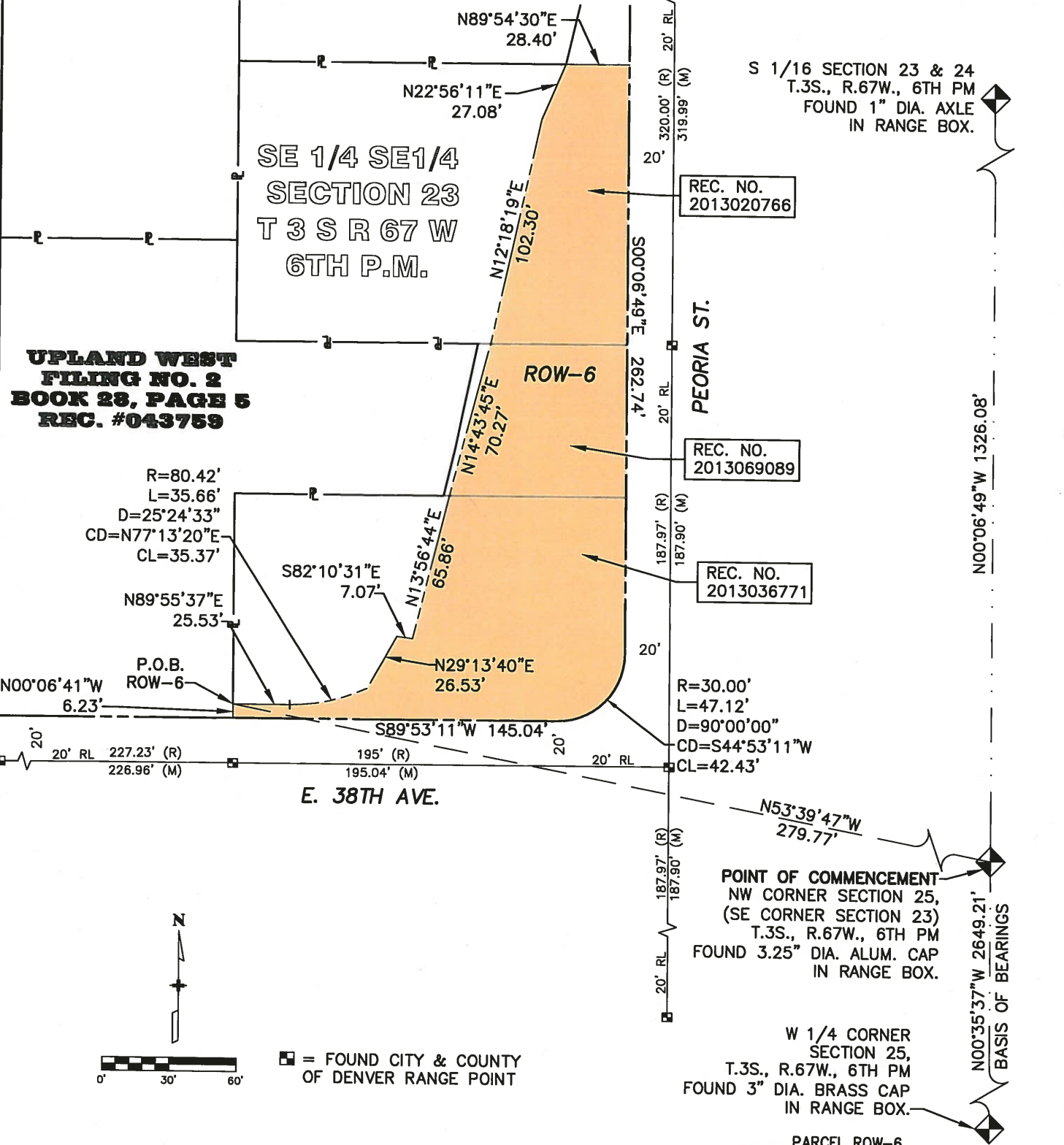
**Basis of Bearings:** All bearings are based on the line connecting the W 1/4 corner of Section 25 and the N.W. corner of Section 25, T.3 S., R. 67 W., 6th P.M. being a grid bearing of N. 00°35'37" W, (2649.21') as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD83 (1992) Universal Transverse Mercator (Zone 13 North). The W 1/4 corner of Section 25 being monumented with a found 3" dia. City of Aurora brass cap in range box marked in part "LS 16419, 1989" and the N.W. corner of Section 25 being monumented with a found 3.25" dia. aluminum cap in range box marked in part "ZBS INC., PLS 11434, 1992."

Prepared by: Geoffrey F. Stephenson, PLS 23521  
For and on Behalf of  
The Lund Partnership, Inc.  
12265 West Bayaud Avenue, Suite 130  
Lakewood, Colorado 80228

NOTE: THIS EXHIBIT IS A GRAPHIC DEPICTION OF THE PARCEL DESCRIBED ON THE ATTACHED PROPERTY DESCRIPTION AND IS NOT INTENDED TO INCLUDE SURVEY PLAT REQUIREMENTS AS DEFINED IN CRS 38-51-106.

SE 1/4 SE1/4  
SECTION 23  
T 3 S R 67 W  
6TH P.M.

**UPLAND WEST  
FILING NO. 2  
BOOK 28, PAGE 5  
REC. #043759**



S 1/16 SECTION 23 & 24  
T.3S., R.67W., 6TH PM  
FOUND 1" DIA. AXLE  
IN RANGE BOX.

REC. NO.  
2013020766

REC. NO.  
2013069089

REC. NO.  
2013036771

POINT OF COMMENCEMENT  
NW CORNER SECTION 25,  
(SE CORNER SECTION 23)  
T.3S., R.67W., 6TH PM  
FOUND 3.25" DIA. ALUM. CAP  
IN RANGE BOX.

W 1/4 CORNER  
SECTION 25,  
T.3S., R.67W., 6TH PM  
FOUND 3" DIA. BRASS CAP  
IN RANGE BOX.

PARCEL ROW-6  
Contains 20,435 Sq Ft. (0.469 Acres)

EXHIBIT TO ACCOMPANY PROPERTY DESCRIPTION

JOB NO.:	578-0102
SCALE:	1" = 60'
DATE:	OCTOBER 30, 2015
PAGE:	3 OF 3
DRAWN BY:	GFS

A PART OF THE SE 1/4 SE 1/4 SECTION 23,  
TOWNSHIP 3 SOUTH, RANGE 67 WEST, 6TH P.M.  
CITY AND COUNTY OF DENVER, COLORADO

**LUND**  
PARTNERSHIP  
P:303.989.1461 F: 303.989.4094  
CIVIL ENGINEERING & SURVEYING

**PROPERTY DESCRIPTION**  
**PARCEL NUMBER: ROW-7**  
**DATE: October 30, 2015**  
**DESCRIPTION**

A tract or parcel of land No. ROW-7 of the City and County of Denver, State of Colorado, containing 59,052 sq. ft. (1.356 acres) of land, more or less, being portions of those parcels of land described in Reception Numbers 2012180810, 2013051673, 2013053925 and 2013119766, all recorded in the City and County of Denver Clerk and Recorder's Office, and lying in the SE 1/4 of the SE 1/4 of Section 23 and in the NE 1/4 of Section 26, all in Township 3 South, Range 67 West, of the 6th Principal Meridian, in said City and County of Denver, said tract or parcel of land being more particularly described as follows:

**COMMENCING** at the SE corner of said Section 23, (Whence the W 1/4 corner of Section 25, Township 3 South, Range 67 West, of the 6th Principal Meridian bears S 00°35'37" E, a distance of 2,649.21 feet); Thence S 24°36'23" W, a distance of 458.89 feet, to the southwest corner of said Reception Number 2013119766, being the **POINT OF BEGINNING**;

1. Thence along the west line of said Reception Number 2013119766, N 00°24'30" W, a distance of 48.10 feet;
2. Thence N 89°24'23" E, a distance of 30.23 feet;
3. Thence N 00°35'37" W, a distance of 132.92 feet;
4. Thence N 89°24'23" E, a distance of 10.00 feet;
5. Thence N 00°35'37" W, a distance of 235.31 feet;
6. Thence N 00°06'49" W, a distance of 75.20 feet;
7. Thence N 81°26'17" W, a distance of 17.20 feet;
8. Thence N 12°31'00" W, a distance of 18.62 feet;
9. Thence on a non-tangent curve to the left having a radius of 37.50 feet, a central angle of 21°56'15", an arc length of 14.36 feet, with a chord bearing of N 73°03'29" W, a distance of 14.27 feet, to a point on the north line of said Reception Number 2012180810;
10. Thence along said north line, N 89°53'11" E, a distance of 139.64 feet, to the northeast corner of said Reception Number 2012180810;
11. Thence along the east line of said Reception Number 2012180810, S 00°06'49" E, a distance of 100.05 feet, to the northeast corner of said Reception Number 2013051673;
12. Thence along the east lines of said Reception Numbers 2013051673, 2013053925 and 2013119766, S 00°35'37" E, a distance of 430.98 feet, to the southeast corner of said Reception Number 2013119766;
13. Thence along the south line of said Reception Number 2013119766, N 84°32'34" W, a distance of 146.20 feet, more or less, to the **POINT OF BEGINNING**.



The above described tract or parcel of land contains 59,052 sq. ft. (1.356 acres) of land, more or less.

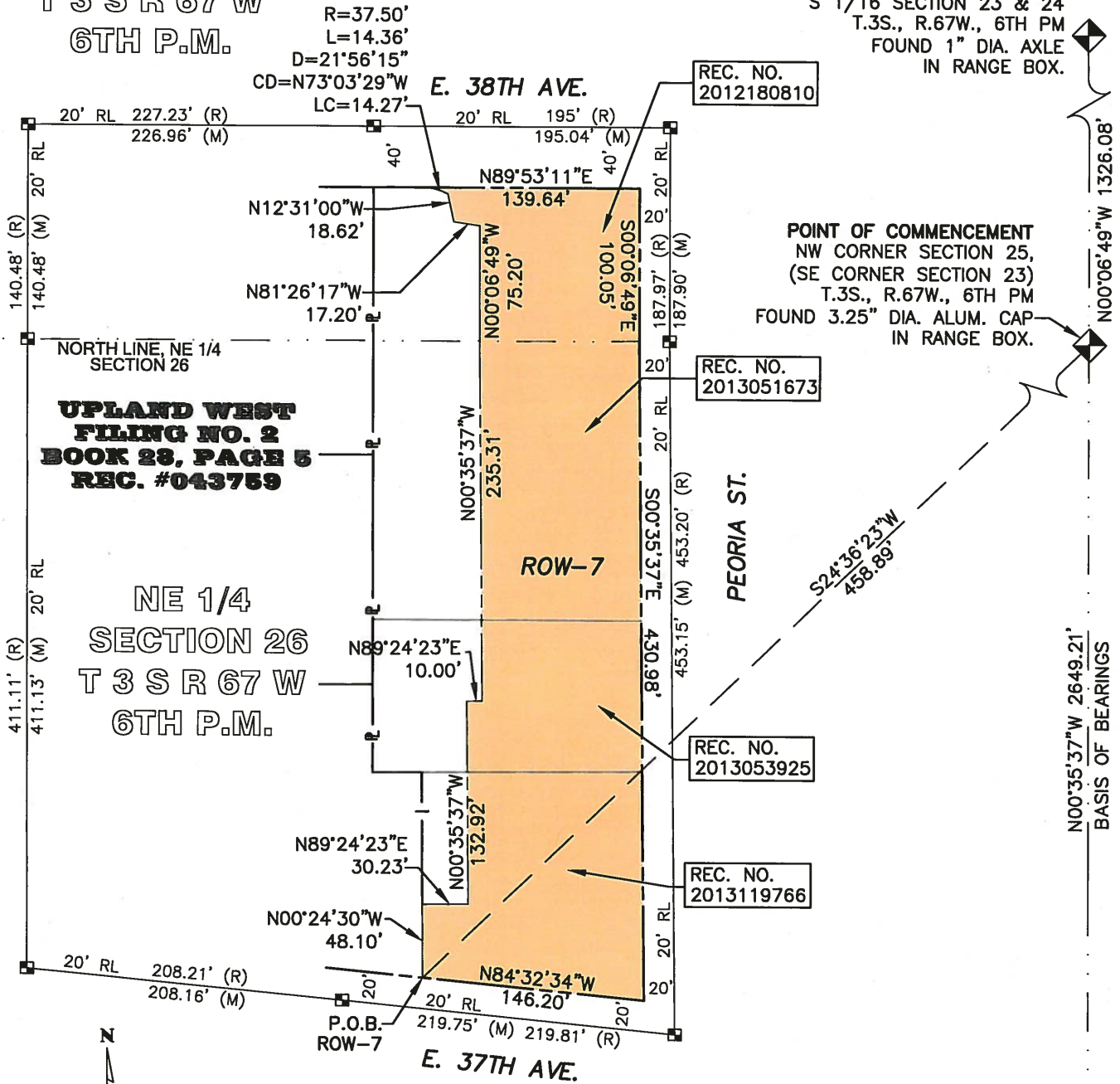
**Basis of Bearings:** All bearings are based on the line connecting the W 1/4 corner of Section 25 and the N.W. corner of Section 25, T.3 S., R. 67 W., 6th P.M. being a grid bearing of N. 00°35'37" W, (2649.21') as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD83 (1992) Universal Transverse Mercator (Zone 13 North). The W 1/4 corner of Section 25 being monumented with a found 3" dia. City of Aurora brass cap in range box marked in part "LS 16419, 1989" and the N.W. corner of Section 25 being monumented with a found 3.25" dia. aluminum cap in range box marked in part "ZBS INC., PLS 11434, 1992."

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T.3S., R.67W., 6TH PM  
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BOOK 28, PAGE 5  
REC. #043759**

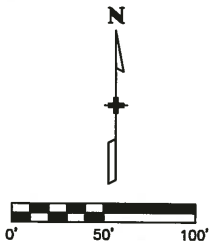
NE 1/4  
SECTION 26  
T 3 S R 67 W  
6TH P.M.

ROW-7

PEORIA ST.

N00°35'37"W 2649.21'  
BASIS OF BEARINGS

W 1/4 CORNER  
SECTION 25,  
T.3S., R.67W., 6TH PM  
FOUND 3" DIA. BRASS CAP  
IN RANGE BOX.



■ = FOUND CITY & COUNTY  
OF DENVER RANGE POINT

PARCEL ROW-7  
Contains 59,052 Sq Ft. (1.356 Acres)

EXHIBIT TO ACCOMPANY PROPERTY DESCRIPTION

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PAGE:	3 OF 3
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A PART OF THE SE 1/4 SE 1/4 SECTION 23,  
AND THE NE 1/4 SECTION 26  
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