



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office
FROM: Robert J. Duncanson P.E., Engineering Manager II
Right-of-Way Services
DATE: July 22, 2015
ROW #: 2014-Dedication-0091604 **SCHEDULE #:** 0228316105000
TITLE: This request is to dedicate a parcel of land as Public Right of Way as Kensing Ct.
Located at the intersection of Kensing Ct. and Boulder 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 Kensing Ct. 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 (**Higdon's Hair Studio**)

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 Kensing Ct. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2014-Dedication-0091604-001) 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
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, Carol Martin
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 2014-Dedication-0091604

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: July 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 Kensing Ct.
Located at the intersection of Kensing Ct. and Boulder 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 Kensing Ct. 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 (Higdon’s Hair Studio)

****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: Kensing Ct. and Boulder 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: 2014-Dedication-0091604, Higdon's Hair Salon

Description of Proposed Project: Dedicate a parcel of public right of way as Kensing Ct.

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

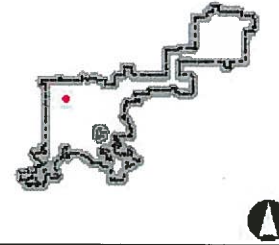
Will an easement be placed over a vacated area, and if so explain: N/A

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, Higdon's Hair Salon

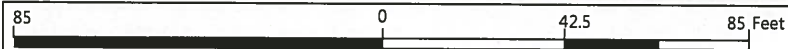


Protecting the Present & Building the Future
Accountability, Innovation, Empowerment, Performance, Integrity,
Diversity, Teamwork, Respect, Excellence, Safety



Legend

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



WGS_1984_Web_Mercator_Auxiliary_Sphere
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1: 663

Map Generated 7/16/2015

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 a particular use.

THIS IS NOT A LEGAL DOCUMENT.

LAND DESCRIPTION FOR R.O. W. DEDICATION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A PART OF BLOCK 14, KASSERMAN'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND CONVEYED BY A WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 3RD DAY OF MARCH 2015, AT RECEPTION NUMBER 2015026418 IN CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID BLOCK 14, ALSO BEING THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BOULDER STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF KENSING COURT; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF KENSING COURT, S44°58'52"E, A DISTANCE OF 81.00 FEET; THENCE DEPARTING FROM SAID SOUTHWESTERLY RIGHT-OF-WAY LINE S44°59'58"W, A DISTANCE 7.00 FEET; THENCE N44°58'52"W, A DISTANCE OF 81.01 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY OF BOULDER STREET N45°05'47"E, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 567 SQUARE FEET OR 0.0130 ACRES MORE OR LESS

WARRANTY DEED

THIS DEED, dated March 3, 2015, is between 2525 16th Street, 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

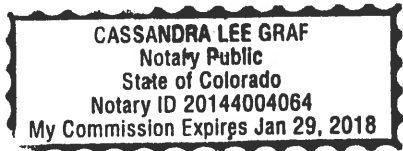
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either 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 ensembling and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible 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.

2525 16th Street, LLC
By: [Signature]
Title: Manager



STATE OF Colorado
COUNTY OF Denver

The foregoing instrument was acknowledged before me this day 3 of March, 2015 by Charles Woolley as Manager of 2525 16th Street, LLC.

Witness my hand and official seal.
My commission expires: 1/29/18

[Signature]
Notary Public

39 North Engineering & Surveying, Inc. 4495 Hale Pkwy, #305, Denver, CO 80220
Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

Asset Mgmt #: 15-030
Asset Management: 3-3-15
Approved: [Signature]

Project Description: 1636 Board St.

R.O.W. DEDICATION #1636 BOULDER STREET

LEGAL DESCRIPTION FOR PARCEL:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING A PART OF BLOCK 14, KASSERMAN'S ADDITION TO DENVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID BLOCK 14, ALSO BEING THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BOULDER STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF KENSING COURT; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF KENSING COURT, S44°58'52"E, A DISTANCE OF 81.00 FEET; THENCE DEPARTING FROM SAID SOUTHWESTERLY RIGHT-OF-WAY LINE S44°59'58"W, A DISTANCE OF 7.00 FEET; THENCE N44°58'52"W, A DISTANCE OF 81.01 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY OF BOULDER STREET; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF BOULDER STREET N45°05'47"E, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 567 SQUARE FEET OR 0.0130 ACRES MORE OR LESS.

BASIS OF BEARINGS: AN ASSUMED BEARING OF S45°00'00"E BEING A 21 FOOT RANGE LINE IN 16TH STREET BETWEEN TWO FOUND MONUMENTS 480.00 FEET APART; ONE BEING AN 3" DIA. ILLEGIBLE ALLOY CAP IN A RANGE BOX AT THE INTERSECTION OF 16TH STREET AND BOULDER STREET AND THE OTHER BEING AN ILLEGIBLE ALLOY CAP IN RANGE BOX AT THE INTERSECTION OF 16TH STREET AND CENTRAL STREET.

DAMIEN CAIN PLS 38284
FOR AND ON BEHALF OF
39 NORTH ENGINEERING AND SURVEYING LLC
4495 HALE PARKWAY
SUITE 305
DENVER, CO 80220



PREPARED BY:
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R.O.W. DEDICATION #1636 BOULDER STREET

