



Department of Public Works
Right of Way Services
201 W Colfax Avenue, Dept. 507
Denver, CO 80202
P: 720-865-2782
www.denvergov.org/pwprs

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: April 2, 2015

ROW #: 2014-1079-06 **ADJACENT TO SCHEDULE #'S:** 0515506014000, 0515506013000, 0515506016000, 0515503012000, 0515503028000, 0515503026000, 0515503029000, and 0515503025000

TITLE: This request is to dedicate City owned land as S Broadway from W. Mississippi to W. Kentucky Ave. Located near the intersection of S. Broadway from W. Mississippi to W. Kentucky 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. Broadway.

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. Broadway. The land is described as follows:

INSERT PARCEL DESCRIPTION ROW (2014-1079-06-001) HERE.

A map of the area to be dedicated is attached.

RD/BLV

cc: Asset Management, Steve Wirth
City Councilperson & Aides, Chris Nevitt District # 7
City Council Staff, Gretchen Williams
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, Caroline Martin
Public Works Survey, Ron Ellis and Ralph Pettit
Public Works Survey, Paul Rogalla
Project file folder 2014-1079-06

ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias
at Angela.Casias@DenverGov.org by 12:00 pm on Monday.

Date of Request: April 2, 2015

Please mark one: Bill Request or Resolution Request

Is this request: A new contract* A contract amendment* or Neither

*If this request is a contract or an amendment, is it:

A revenue agreement or An expenditure agreement

Contract Control Number:

Contract Terms/Dates:

Costs (if this is a contract amendment please include the original cost, additional cost and new total. *Failure to provide this information may delay processing*):

1. **Bill Description for the City Council Agenda:** (please give a one sentence description of the ordinance request. Describe if the request is a contract, amendment, lease, grant, change to code, rezoning, etc. and any other information that Council needs to approve the request)

This request is to dedicate City owned land as S Broadway from W Mississippi to W. Kentucky Ave.
Located near the intersection of S. Broadway and W. Mississippi to W. Kentucky.

2. **Requesting Agency:** PW Right of Way Engineering Services

3. **Contact Person:** (Subject Matter Expert on the request)

- **Name:** Barbara Valdez
- **Phone:** 720-865-3153
- **Email:** Barbara.valdez@denvergov.org

4. **Contact Person:** (Please list the person who will read this item at Mayor Council and attend first and second reading to answer questions)

- **Name:** Angela Casias
- **Phone:** 720-913-8529
- **Email:** angela.casias@denvergov.org

5. **Background on the request:**

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. Broadway.

6. **Please complete the following fields:**

A. **Location:** S. Broadway from W. Mississippi to W. Kentucky Ave.

B. **Affected Council District:** Dist. 7 Chris Nevitt

C. **Benefits:** N/A

7. **Is there any controversy surrounding this ordinance? Please explain.**

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

DENVER
THE MILE HIGH CITY

Project Title: 2014-1079-06 Dedication, Frontier Renewal of Gates Rubber Plant Site

Description of Proposed Project: Dedicate a parcel of public right of way as S. Broadway from W. Mississippi to W. Kentucky Ave.

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

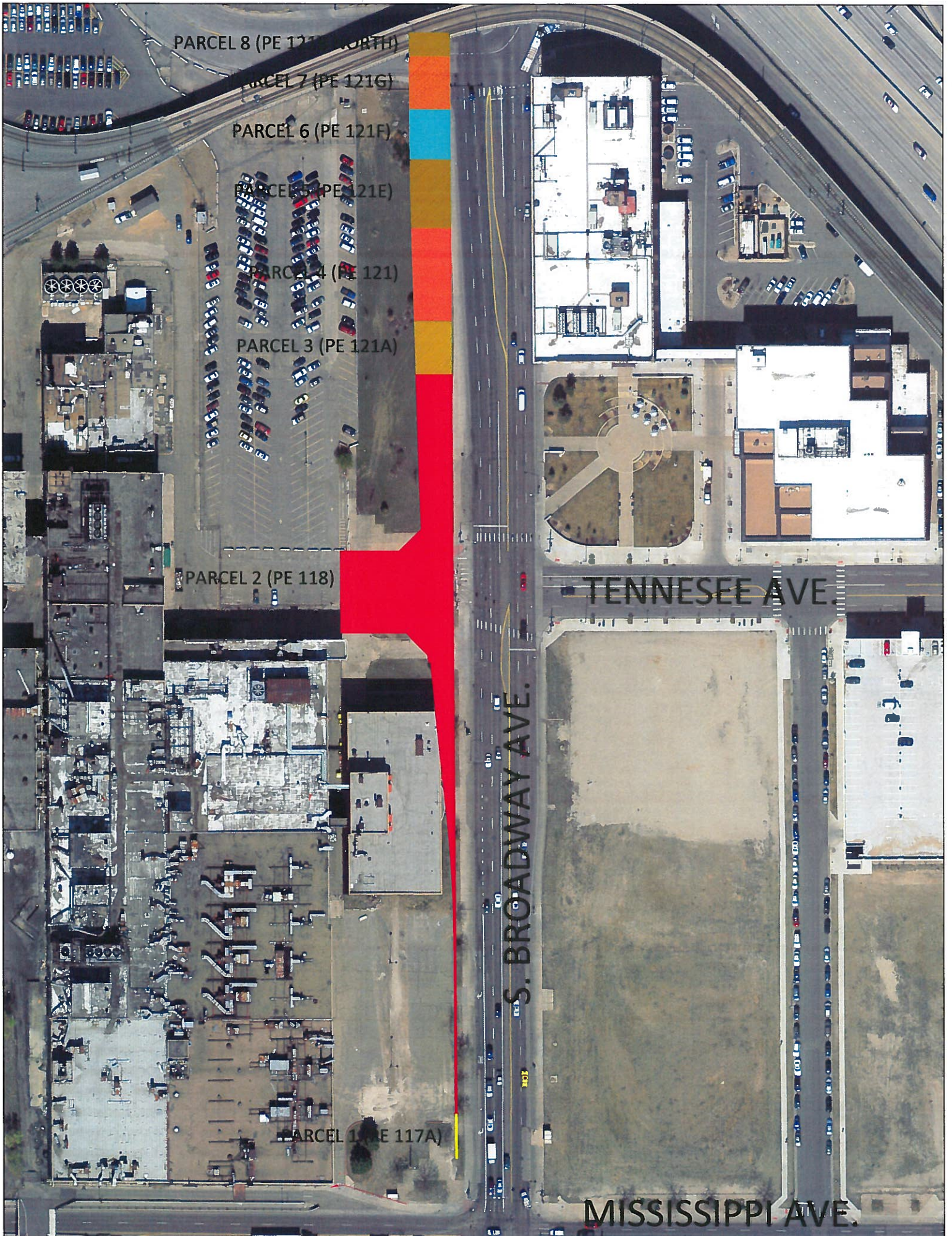
What is the known duration of an MEP: N/A

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, (Frontier Renewal of Gates Rubber Plant Site)



PARCEL 8 (PE 121G NORTH)

PARCEL 7 (PE 121G)

PARCEL 6 (PE 121F)

PARCEL 5 (PE 121E)

PARCEL 4 (PE 121)

PARCEL 3 (PE 121A)

PARCEL 2 (PE 118)

PARCEL 1 (PE 117A)

TENNESSEE AVE.

S. BROADWAY AVE.

MISSISSIPPI AVE.

Those Permanent Easement Areas described in and the vertical depth of which are limited in document recorded on March 3, 2015 in the Office of the Clerk and Recorder at Reception No. 2015026592 described therein as follows:

Parcel 1 (PE-117A)

A Permanent Easement No. PE-117A of the City and County of Denver, State of Colorado, Project Number CE-93007, containing 150 square feet or 0.003 acre, more or less, within a parcel of land as described as "PARCEL 21" by Deed at Reception No. 2009115337, records of the City and County of Denver, State of Colorado, also being a portion of Lots 21 and 22 both of Block 1 of Lawrence's Broadway Addition, in Engineering Book 19 at Page 37, records of the City and County of Denver, State of Colorado, in the Southwest Quarter of Section 15, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being more particularly described as follows:

Bearings are based upon the east line of said Southwest Quarter of Section 15, as monumented by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to bear North 00°44'35" West;

Beginning at the southeast corner of said Lot 22, also being the intersection of the south line of said Lot 22 and the east line of said parcel of land described as "PARCEL 21", also being the westerly right-of-way line of South Broadway (width varies), whence said 3.25-inch brass cap bears South 29°36'18" East a distance of 103.58 feet;

Thence North 89°55'53" West along said south line of Lot 22 a distance of 3.00 feet;

Thence departing said south line of Lot 22 North 00°44'35" West a distance of 50.01 feet to the north line of said Lot 21;

Thence South 89°55'53" East along said north line of Lot 21 a distance of 3.00 feet to the east line of said Lot 21, also being said east line of a parcel of land described as "PARCEL 21", also being said westerly right-of-way line;

Thence departing said north line of Lot 21 South 00°44'35" East along said east line of Lot 21 and along the east line of Lot 22, also being said westerly right-of-way line a distance of 50.01 feet to said south line of Lot 22, also being the **Point of Beginning**;

Parcel 2 (PE-118 NORTH)

A Permanent Easement No. PE-118 of the City and County of Denver, State of Colorado, Project Number CE-93007, containing a total of 24,146 square feet or 0.554 acre, more or less, within a parcel of land as described as "PARCEL 21" and a parcel of land as described as "PARCEL 2A" both by Deed at Reception No. 2009115337, records of the City and County of Denver, State of Colorado, also being a part of Lawrence's Broadway Addition and Edgerton Place both recorded in Engineering Book 19 at Page 37, records of the City and County of

Denver, State of Colorado, in the Southwest Quarter of Section 15, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being more particularly described as follows:

Bearings are based upon the east line of said Southwest Quarter of Section 15, as monumented by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to bear North 00°44'35" West;

Commencing at the intersection of the westerly right-of-way line of South Broadway (width varies) and the northerly right-of-way line of Mississippi Avenue (width varies), whence said 3.25-inch brass cap bears South 51°35'20" East a distance of 64.48 feet;

Thence North 00°44'35" West along the east line of said parcel of land described as "PARCEL 2I", also being said westerly right-of-way line, also being parallel with and 50.00 feet west of the east line of said Southwest Quarter of Section 15, a distance of 100.01 feet to the **Point of Beginning**;

Thence departing said east line the following fifteen (15) courses:

- 1) North 89°55'53" West a distance of 3.00 feet;
- 2) North 00°44'35" West a distance of 189.48 feet to a point of tangency;
- 3) 143.30 feet along the arc of a curve to the left, having a radius of 1432.00 feet, through a central angle of 5°44'01", to a point of tangency;
- 4) North 06°28'36" West a distance of 110.00 feet to a point of tangency;
- 5) 51.88 feet along the arc of a curve to the right, having a radius of 3367.50 feet, through a central angle of 0°52'58", to a point of non-tangency;
- 6) South 89°41'57" West a distance of 2.15 feet;
- 7) North 05°32'41" West a distance of 8.11 feet;
- 8) North 45°18'03" West a distance of 33.72 feet;
- 9) South 89°41'57" West a distance of 72.30 feet;
- 10) North 00°18'03" West a distance of 90.00 feet;
- 11) North 89°41'57" East a distance of 64.85 feet;
- 12) North 44°41'57" East a distance of 33.99 feet to a point of non-tangency;
- 13) 57.13 feet along the arc of a curve to the right, having a radius of 3367.50 feet, through a central angle of 0°58'20", whence the initial radial bears North 86°49'22" East, to a point of tangency;
- 14) North 02°12'19" West a distance of 112.07 feet;
- 15) North 89°53'44" East a distance of 39.77 feet to said westerly right-of-way line also being the east line of said parcel of land described as "PARCEL 2A", also being parallel with and 50.00 feet west of said east line of the Southwest Quarter of Section 15;

Thence South 00°44'35" East along said westerly right-of-way line a distance of 808.41 feet to the **Point of Beginning**;

Parcel 3 (PE-121A)

A permanent easement No. PE-121A of the City and County of Denver, State of Colorado, Project Number CE-93007, containing 2,366 square feet or 0.054 acre, more or less, within a parcel of land described as "PARCEL 2A" by Deed at Reception No. 2009115337, records of the City and County of Denver, State of Colorado, also being a part of Edgerton Place recorded in Engineering Book 19 at Page 37, records of the City and County of Denver, State

of Colorado, in the Southwest Quarter of Section 15, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being more particularly described as follows:

Bearings are based upon the east line of said Southwest Quarter of Section 15, as monumented by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to bear North 00°44'35" West;

Commencing at the South Quarter Corner of said Section 15;

Thence North 00°44'35" West along said east line of the Southwest Quarter of Section 15 a distance of 949.13 feet;

Thence departing said east line of the Southwest Quarter of Section 15 South 89°15'25" West a distance of 50.00 feet to the east line of said parcel of land described as "PARCEL 2A", also being the westerly right-of-way line of South Broadway (width varies), also being the **Point of Beginning**;

Thence the following three (3) courses:

- 1) South 89°53'44" West a distance of 39.77 feet;
- 2) North 02°12'19" West a distance of 58.61 feet;
- 3) South 89°39'57" East a distance of 41.27 feet to said east line of a parcel of land described as "PARCEL 2A", also being said westerly right-of-way line;

Thence South 00°44'35" East along said east line of a parcel of land described as "PARCEL 2A", also being said westerly right-of-way line, a distance of 58.26 feet to the **Point of Beginning**;

Parcel 4 (PE-121)

A Permanent Easement No. RW-121 of the City and County of Denver, State of Colorado, Project Number CE-93007, containing 4,341 square feet or 0.100 acre, more or less, within a parcel of land described as "PARCEL 2A" by Deed at Reception No. 2009115337, records of the City and County of Denver, State of Colorado, also being a part of Edgerton Place, recorded in Engineering Book 19 at Page 37, record of the City and County of Denver, State of Colorado, in the Southwest Quarter of Section 15, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being more particularly described as follows:

Bearings are based upon the east line of said Southwest Quarter of Section 15, as monumented by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to bear North 00°44'35" West;

Commencing at the South Quarter Corner of said Section 15;

Thence North 00°44'35" West along said east line of the Southwest Quarter of Section 15 a distance of 1007.39 feet;

Thence departing said east line of the Southwest Quarter of Section 15 South 89°15'25" West a distance of 50.00 feet to the east line of said parcel of land described as "PARCEL 2A", also

being the westerly right-of-way line of South Broadway (width varies), also being the **Point of Beginning**;

Thence the following three (3) courses:

- 1) North $89^{\circ}39'57''$ West a distance of 41.27 feet;
- 2) North $02^{\circ}12'19''$ West a distance of 101.96 feet;
- 3) South $89^{\circ}59'56''$ East a distance of 43.86 feet to said east line of a parcel of land described as "PARCEL 2A", also being said westerly right-of-way line;

Thence South $00^{\circ}44'35''$ East along said east line of a parcel of land described as "PARCEL 2A", also being said westerly right-of-way line, a distance of 102.13 feet to the **Point of Beginning**;

Parcel 5 (PE-121E)

A permanent easement No. PE-121E of the City and County of Denver, State of Colorado, Project Number CE-93007, containing a total of 4,561 square feet or 0.105 acre, more or less, within a parcel of land described as "PARCEL 2A" by Deed at Reception No. 2009115337, records of the City and County of Denver, State of Colorado, also being a part of Edgerton Place and First Addition to Edgerton Place, both in Engineering Book 19 at Page 37, records of the City and County of Denver, State of Colorado, in the Southwest Quarter of Section 15, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being more particularly described as follows:

Bearings are based upon the east line of said Southwest Quarter of Section 15, as monumented by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to bear North $00^{\circ}44'35''$ West;

Commencing at the South Quarter Corner of said Section 15;

Thence North $00^{\circ}44'35''$ West along said east line of the Southwest Quarter of Section 15 a distance of 1109.52 feet;

Thence departing said east line of the Southwest Quarter of Section 15 South $89^{\circ}15'25''$ West a distance of 50.00 feet to the east line of said parcel of land described as "PARCEL 2A", also being the westerly right-of-way line of South Broadway (width varies), also being the **Point of Beginning**;

Thence the following four (4) courses:

- 1) North $89^{\circ}59'56''$ West a distance of 43.86 feet;
- 2) North $02^{\circ}12'19''$ West a distance of 44.70 feet;
- 3) North $00^{\circ}44'35''$ West a distance of 30.71 feet;
- 4) North $89^{\circ}47'18''$ East a distance of 45.00 feet to said east line of a parcel of land described as "PARCEL 2A", also being said westerly right-of-way line, also being a point called "A";

Thence South $00^{\circ}44'35''$ East along said east line of a parcel of land described as "PARCEL 2A", also being said westerly right-of-way line, a distance of 75.55 feet to the **Point of Beginning**;

Parcel 6 (PE-121F)

A permanent easement No. PE-121F of the City and County of Denver, State of Colorado, Project Number CE-93007, containing 2,478 square feet or 0.057 acre, more or less, within a parcel of land described as "PARCEL 2A" by Deed at Reception No. 2009115337, records of the City and County of Denver, State of Colorado, also being a part of Edgerton Place recorded in Engineering Book 19 at Page 37, records of the City and County of Denver, State of Colorado, in the Southwest Quarter of Section 15, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being more particularly described as follows:

Bearings are based upon the east line of said Southwest Quarter of Section 15, as monumented by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to bear North 00°44'35" West;

Commencing at the South Quarter Corner of said Section 15;

Thence North 00°44'35" West along said east line of the Southwest Quarter of Section 15 a distance of 1185.06 feet;

Thence departing said east line of the Southwest Quarter of Section 15 South 89°15'25" West a distance of 50.00 feet to the east line of said parcel of land described as "PARCEL 2A", also being the westerly right-of-way line of South Broadway (width varies), also being the **Point of Beginning**;

Thence the following three (3) courses:

- 1) South 89°47'18" West a distance of 45.00 feet;
- 2) North 00°44'35" West a distance of 55.18 feet;
- 3) South 89°56'07" East a distance of 45.00 feet to said east line of a parcel of land described as "PARCEL 2A", also being said westerly right-of-way line;

Thence South 00°44'35" East along said east line of a parcel of land described as "PARCEL 2A", also being said westerly right-of-way line, a distance of 54.96 feet to the **Point of Beginning**;

Parcel 7 (PE-121G)

A permanent easement No. PE-121G of the City and County of Denver, State of Colorado, Project Number CE-93007, containing 2,614 square feet or 0.060 acre, more or less, within a parcel of land described as "PARCEL 2A" by Deed at Reception No. 2009115337, records of the City and County of Denver, State of Colorado, also being a part of Edgerton Place and First Addition to Edgerton Place both recorded in Engineering Book 19 at Page 37, records of the City and County of Denver, State of Colorado, in the Southwest Quarter of Section 15, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being more particularly described as follows:

Bearings are based upon the east line of said Southwest Quarter of Section 15, as monumented by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to bear North 00°44'35" West;

Commencing at the South Quarter Corner of said Section 15;

Thence North 00°44'35" West along said east line of the Southwest Quarter of Section 15 a distance of 1240.03 feet;

Thence departing said east line of the Southwest Quarter of Section 15 South 89°15'25" West a distance of 50.00 feet to the east line of said parcel of land described as "PARCEL 2A", also being the westerly right-of-way line of South Broadway (width varies), also being the **Point of Beginning**;

Thence the following three (3) courses:

- 1) North 89°56'07" West a distance of 45.00 feet;
- 2) North 00°44'35" West a distance of 58.09 feet;
- 3) South 89°56'07" East a distance of 45.00 feet to said east line of a parcel of land described as "PARCEL 2A", also being said westerly right-of-way line;

Thence South 00°44'35" East along said east line of a parcel of land described as "PARCEL 2A", also being said westerly right-of-way line, a distance of 58.09 feet to the **Point of Beginning**;

Parcel 8 (PE-121B)

A permanent easement No. PE-121B of the City and County of Denver, State of Colorado, Project Number CE-93007, containing a total of 4,561 square feet or 0.105 acre, more or less, within a parcel of land described as "PARCEL 2A" by Deed at Reception No. 2009115337, records of the City and County of Denver, State of Colorado, also being a part of Edgerton Place and First Addition to Edgerton Place, both in Engineering Book 19 at Page 37, records of the City and County of Denver, State of Colorado, in the Southwest Quarter of Section 15, Township 4 South, Range 68 West, of the Sixth Principal Meridian, City and County of Denver, Colorado, said parcel being more particularly described as follows:

Bearings are based upon the east line of said Southwest Quarter of Section 15, as monumented by a stone with a notch in a range box at the north end and monumented by a 3.25-inch brass cap stamped "Greiner Eng, 1/4, 15/22, LS 19611, 1986" at the south end, said east line is assumed to bear North 00°44'35" West;

Commencing at the point described as "A" in the SOUTH PARCEL described above;

Thence North 00°44'35" West along said east line of a parcel of land described as "PARCEL 2A", also being said westerly right-of-way line, a distance of 113.05 feet to the **Point of Beginning**;

Thence departing said east line of a parcel of land described as "PARCEL 2A", also being said westerly right-of-way line, North 89°56'07" West a distance of 45.00 feet;

Thence North 00°44'35" West a distance of 26.44 feet to the north line of said parcel of land described as "PARCEL 2A", also being the southerly right-of-way line for Kentucky Avenue (15.00 feet wide);

Thence South 89°58'26" East along said north line, also being said southerly right-of-way line, a distance of 45.00 feet to said east line of a parcel of land described as "PARCEL 2A", also being said westerly right-of-way line;

Thence South 00°44'35" East along said east line of a parcel of land described as "PARCEL 2A", also being said westerly right-of-way line, a distance of 26.47 feet to the **Point of Beginning**;