



DENVER
THE MILE HIGH CITY

Denver Public Works

Plan Review Services

201 W Colfax Ave, Dept. 507

Denver, CO 80202

p: 720.865.2782

e: Denver.ROW@denvergov.org

www.denvergov.org/PWPRS

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: June 25, 2015

ROW #: 2015-Dedication-0000005 **SCHEDULE #:** 0706100023

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Hampden Ave & Happy Canyon. Located at the intersection of Hampden Ave. and Happy Canyon.

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 Hampden Ave & Happy Canyon. 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 **(Happy Canyon Corners)**

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 Hampden Ave & Happy Canyon. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2015-Dedication-0000005-001) HERE.

A map of the area to be dedicated is attached.

RD/JC/BLV

cc: Asset Management, Steve Wirth
City Councilperson & Aides, Peggy Lehmann District # 4
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, John Clark
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2015-Dedication-0000005

ORDINANCE/RESOLUTION REQUEST

Please email requests to Nancy Kuhn at Angela.casias@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 25, 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, amendment, municipal code change, supplemental request, etc.)

This request is to dedicate a parcel of land as Public Right of Way as Hampden Ave & Happy Canyon. Located at the intersection of Hampden Ave. and Happy Canyon.

3. Requesting Agency: PW Right of Way Engineering Services

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 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 Hampden Ave & Happy Canyon. 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 (Happy Canyon Corners)

****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: N/A
- b. Duration: Permanent
- c. Location: Hampden Ave and Happy Canyon
- d. Affected Council District:
- 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: 2015-Dedication-0000005, Happy Canyon Corners

Description of Proposed Project: Dedicate a parcel of public right of way as Hampden Ave. and Happy Canyon.

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

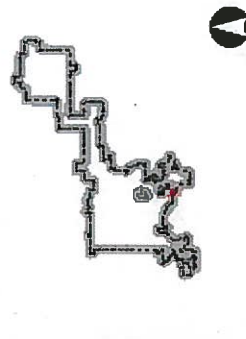
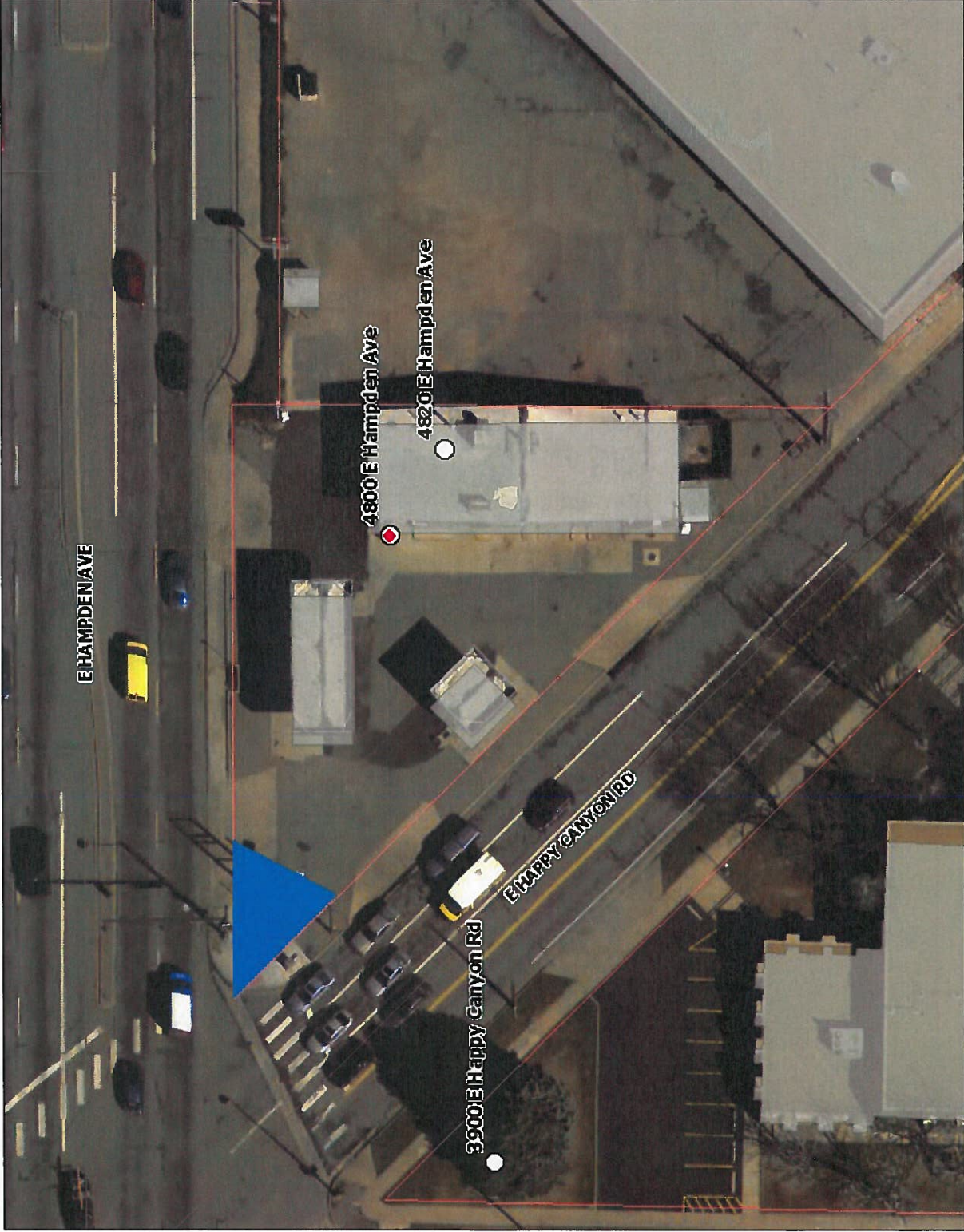
Will land be dedicated to the City if the vacation goes through: N/A

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, Happy Canyon Corners

4800 E Hampden



Legend

- Active Addresses
 - Associated
 - Land
 - Structure
 - Utility
- Streams
- Irrigation Ditches Reconstruct (Gardens)
- 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
- Parks
 - Mountain Parks
 - All Other Parks



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.

PW LEGAL DESCRIPTION 2015-DEDICATION-0000005-001

A parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 22nd day of June, 2015, at Reception Number 2015082302 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

Land Description:

A part of the NE1/4 of Section 6, T.5S., R.67W., of the 6th P.M., City and County of Denver, State of Colorado, and being more particularly described as follows:

Commencing at the N 1/4 Corner of said Section 6, T.5S., R.67W., of the 6th P.M.;

Thence N89°32'45"E along the North Line of the NE1/4 of said Section 6, a distance of 102.82 feet;

Thence S00°27'15"E a distance of 50.00 feet to a point on the South R.O.W. Line of East Hampden Avenue and the **Point of Beginning**;

Thence along a curve to the left, non-tangent to the last described course, having a central angle of 29°11'47", a radius of 16.00 feet, an arc length of 8.15 feet, a chord bearing of S23°37'47"W and a chord distance of 8.07 feet to a point on the Northeasterly R.O.W. Line of Happy Canyon Road;

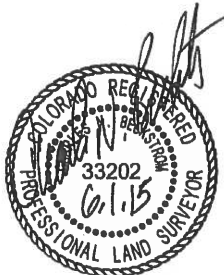
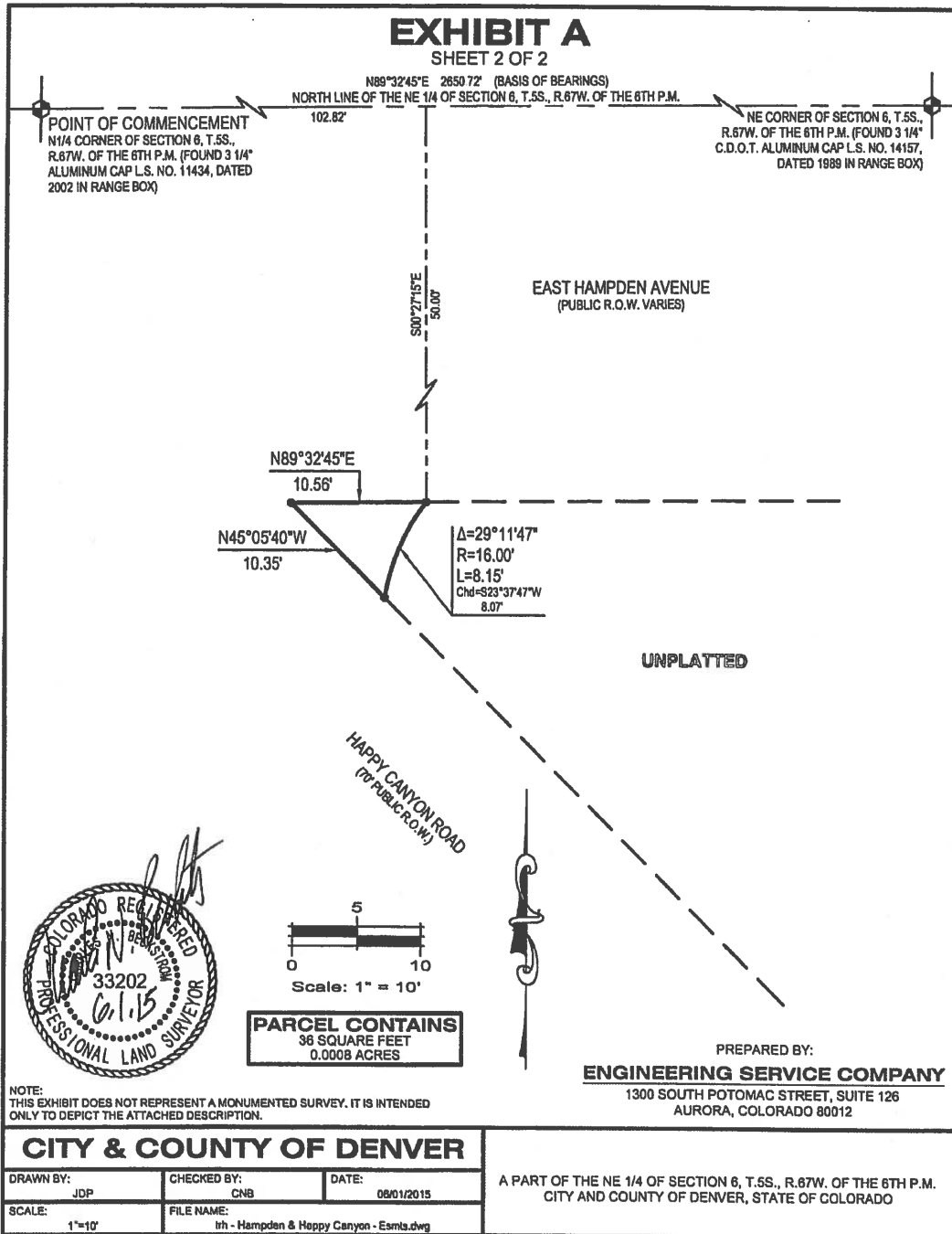
Thence N45°05'40"W along said Northeasterly R.O.W. Line, a distance of 10.35 feet to a point on the South R.O.W. Line of East Hampden Avenue;

Thence N89°32'45"E along said South R.O.W. Line, a distance of 10.56 feet to the **Point of Beginning**.

Parcel Contains (36 Square Feet) 0.0008 Acres, more or less.

EXHIBIT A

SHEET 2 OF 2



CITY & COUNTY OF DENVER

DRAWN BY: JDP	CHECKED BY: CNS	DATE: 08/01/2015
SCALE: 1"=10'	FILE NAME: ith - Hampden & Happy Canyon - Esms.0wg	

A PART OF THE NE 1/4 OF SECTION 6, T.5S., R.67W. OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO



08/22/2015 10:04 AM R \$0.00 WD
City & County of Denver

2015082302

Page: 1 of 3
D \$0.00

WARRANTY DEED

15-095
Asset Mgmt. #

THIS DEED, dated June 19, 2015 is between Happy Canyon Center 00, 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 Banpock 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

Asset Management:
Date: 6-22-15

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 ensealing 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.

Happy Canyon Center 00, LLC

By: [Signature]
Title: Vice President

Project Description: Row E. Highway Ake

STATE OF Mo
COUNTY OF Clay

The foregoing instrument was acknowledged before me this day 18th of June, 2015 by Cathy Reynolds as Vice President of Happy Canyon Center 00, LLC

Witness my hand and official seal.
My commission expires:

[Signature]
Notary Public



Charles N. Beckstrom of Engineering Service Company 1300 S. Potomac St., Ste 126, Aurora, CO 80012
Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

EXHIBIT A
Page 1 of 2

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Parcel Contains (36 Square Feet) 0.0008 Acres, more or less.

Date prepared: June 1, 2015

Date of last revision:

Prepared by: Charles N. Beckstrom, PLS No. 33202

for and on behalf of
Engineering Service Company
1300 South Potomac Street, Suite 126
Aurora, Colorado 80012
Phone: 303-337-1393
beckstrom@engineeringserviceco.com

