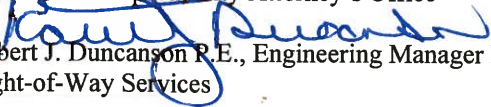




REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Charlene Thompson, City Attorney's Office

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

DATE: December 17, 2015

ROW #: 2015-Dedication-0000114 **SCHEDULE #:** 0125200098000, 0125200026000 &
0123400075000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Peoria St.,
Located at the intersection of 39th and Peoria 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 Peoria St. 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 St. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2015-Dedication-0000114-001, 002 & 003) 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-0000114



EXECUTIVE SUMMARY

DENVER
THE MILE HIGH CITY

Project Title: 2014-Dedication-0000114, Peoria Street Crossing

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

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 Street Crossing

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: 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 St.
Located at the intersection of 39th and Peoria 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 Peoria St. 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:** 39th & Peoria St.
- 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: _____

39th & Peoria St.



151 Feet
 75.5
 0

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.

1:1,175
 Map Generated 12/15/2015

THIS IS NOT A LEGAL DOCUMENT.

Legend	
	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
	Parcels
	Parks
	Mountain Parks
	All Other Parks



PROPERTY DESCRIPTION
PARCEL NUMBER: ROW-1
DATE: October 30, 2015
DESCRIPTION

A tract or parcel of land No. ROW-1 of the City and County of Denver, State of Colorado, containing 274 sq. ft. (0.006 acres) of land, more or less, being all that parcel of land described in Warranty Deed recorded on May 14, 2013, at Reception No. 2013069068, in the City and County of Denver records, located in the SW 1/4 of Section 24, 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 SW corner of Section 24, (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 2649.21 feet); Thence N 05°58'08" E, a distance of 701.17 feet to the southeast corner of said Reception No. 2013069068, being the **POINT OF BEGINNING**;

1. Thence along the south line of said Reception No. 2013069068, N 89°31'18" W, a distance of 24.30 feet to the southwest corner of said Reception No. 2013069068;
2. Thence along the west line of said Reception No. 2013069068, N 00°06'49" W, a distance of 13.23 feet, to the northwest corner of said Reception No. 2013069068;
3. Thence along the north line of said Reception No. 2013069068, S 89°40'43" E, a distance of 17.04 feet, to the northeast corner of said Reception No. 2013069068;
4. Thence along the easterly line of said Reception No. 2013069068, S 28°37'43" E, a distance of 15.19 feet, more or less, to the **POINT OF BEGINNING**.

The above described tract or parcel of land contains 274 sq. ft. (0.006 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

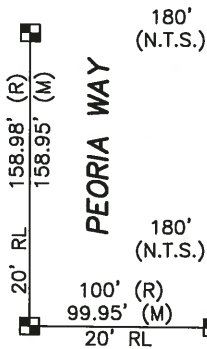
NOTE: THIS EXHIBIT IS A GRAPHIC DEPICTION OF THE PARCEL DESCRIBED ON THE ATTACHED PROPERTY DESCRIPTION AND IS NOT INTENDED TO INCLUDE SURVEY PLAT REQUIREMENTS AS DEFINED IN CRS 38-51-106.

SW 1/4
SECTION 24
T 3 S R 67 W
6TH P.M.

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

RECEPTION NO. 2001165120

N00°06'49"W 1326.08'



PEORIA WAY

N00°06'49"W
13.23'

S89°40'43"E
17.04'

ROW-1
REC. NO.
2013069068

S28°37'43"E
15.19'

N89°31'18"W
24.30'

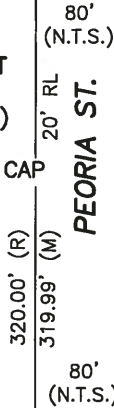
P.O.B.
ROW-1

N05°58'08"E
701.17'

E. 39TH AVE.

POINT OF COMMENCEMENT
NW CORNER SECTION 25,
(SW CORNER SECTION 24)
T.3S., R.67W., 6TH PM
FOUND 3.25" DIA. ALUM. CAP
IN RANGE BOX.

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



PEORIA ST.

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-1
Contains 274 Sq Ft. (0.006 Acres)

EXHIBIT TO ACCOMPANY PROPERTY DESCRIPTION

JOB NO.:	578-0102
SCALE:	1" = 10'
DATE:	OCTOBER 30, 2015
PAGE:	2 OF 2
DRAWN BY:	GFS

A PART OF THE SW 1/4 SECTION 24,
TOWNSHIP 3 SOUTH, RANGE 67 WEST, 6TH P.M.
CITY AND COUNTY OF DENVER, COLORADO



P:303.989.1461 F: 303.989.4094
CIVIL ENGINEERING & SURVEYING

PROPERTY DESCRIPTION
PARCEL NUMBER: ROW-2
DATE: October 30, 2015
DESCRIPTION

A tract or parcel of land No. ROW-2 of the City and County of Denver, State of Colorado, containing 27,516 sq. ft. (0.632 acres) of land, more or less, being a portion of that parcel of land described in Reception Number 2012166159 and all of that parcel of land described in Reception Number 2013103590, all recorded in the City and County of Denver Clerk and Recorder's Office, lying in the SW 1/4 of Section 24, 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 SW corner of said Section 24, (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 06°59'18" E, a distance of 404.42 feet, to the most southerly corner of said Reception Number 2013103590, being the **POINT OF BEGINNING**;

1. Thence along the west lines of said Reception Numbers 2012166159 and 2013103590, N 00°06'49" W, a distance of 226.15 feet, to the northwest corner of said Reception Number 2012166159;
2. Thence along the north line of said Reception Number 2012166159, S 89°31'18" E, a distance of 193.53 feet;
3. Thence S 00°19'17" W, a distance of 8.44 feet;
4. Thence S 70°23'03" W, a distance of 20.36 feet;
5. Thence on a non-tangent curve to the right having a radius of 182.69 feet, a delta angle of 45°19'51", an arc length of 144.54 feet, with a chord bearing of S 30°29'22" W, a distance of 140.80 feet;
6. Thence S 35°11'10" E, a distance of 11.17 feet;
7. Thence S 57°27'55" W, a distance of 17.52 feet;
8. Thence on a non-tangent curve to the right having a radius of 48.00 feet, a delta angle of 23°58'02", an arc length of 20.08 feet, with a chord bearing of S 11°55'57" E, a distance of 19.93 feet;
9. Thence S 00°03'04" W, a distance of 9.52 feet;
10. Thence on a non-tangent curve to the left having a radius of 10.50 feet, a delta angle of 90°04'10", an arc length of 16.51 feet, with a chord bearing of S 44°34'30" E, a distance of 14.86 feet;
11. Thence S 89°36'35" E, a distance of 1.98 feet;
12. Thence S 00°28'50" W, a distance of 4.19 feet, to a point on the south line of said Reception Number 2012166159;

PW Legal Description No. 2015-Dedication-0000114-002

13. Thence along the south line of said Reception Number 2012166159, N 89°41'55" W, a distance of 102.15 feet, to the northeast corner of Reception Number 2013103590;
14. Thence along the east line of said Reception Number 2013103590, S 24°35'45" W, a distance of 3.75 feet;
15. Thence along the east line of said Reception Number 2013103590, on a non-tangent curve to the left having a radius of 107.80 feet, a delta angle of 12°37'30", an arc length of 23.75 feet, with a chord bearing of S 16°47'27" W, a distance of 23.70 feet, more or less, to the **POINT OF BEGINNING**.

The above described tract or parcel of land contains 27,516 sq. ft. (0.632 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.

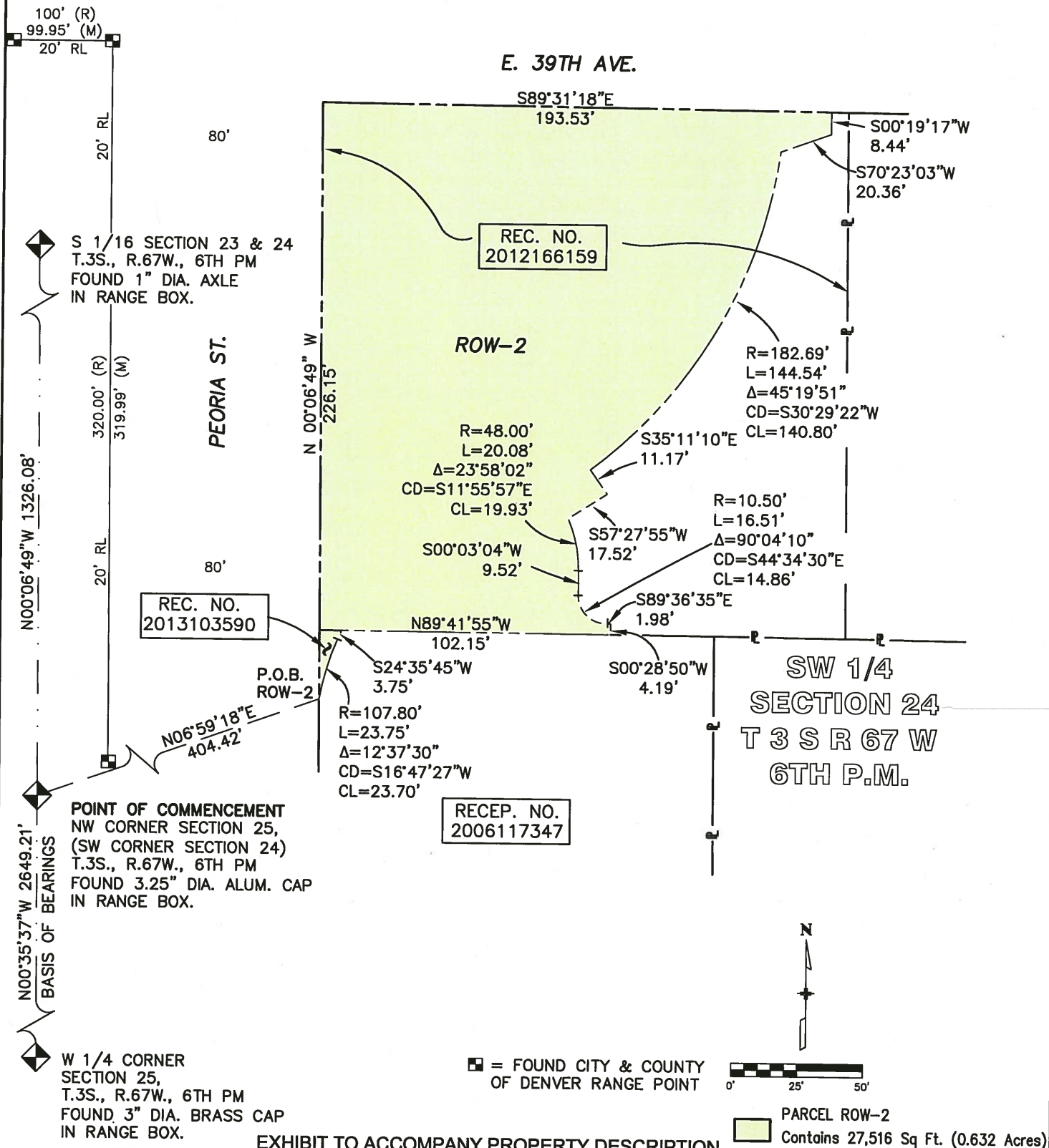


EXHIBIT TO ACCOMPANY PROPERTY DESCRIPTION

JOB NO.:	578-0102
SCALE:	1" = 50'
DATE:	OCTOBER 30, 2015
PAGE:	2 OF 2
DRAWN BY:	GFS

A PART OF THE SW 1/4 SECTION 24,
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-5
DATE: October 30, 2015
DESCRIPTION

A tract or parcel of land No. ROW-5 of the City and County of Denver, State of Colorado, containing 2,496 sq. ft. (0.057 acres) of land, more or less, being all of the parcels of land described in Exhibits A and B of Reception Number 2013141587, as recorded on September 26, 2013 in the City and County of Denver Clerk and Recorder's Office, 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 09°56'16" W, a distance of 459.48 feet, to the southwest corner of said Exhibit A, Reception Number 2013141587, being the **POINT OF BEGINNING**;

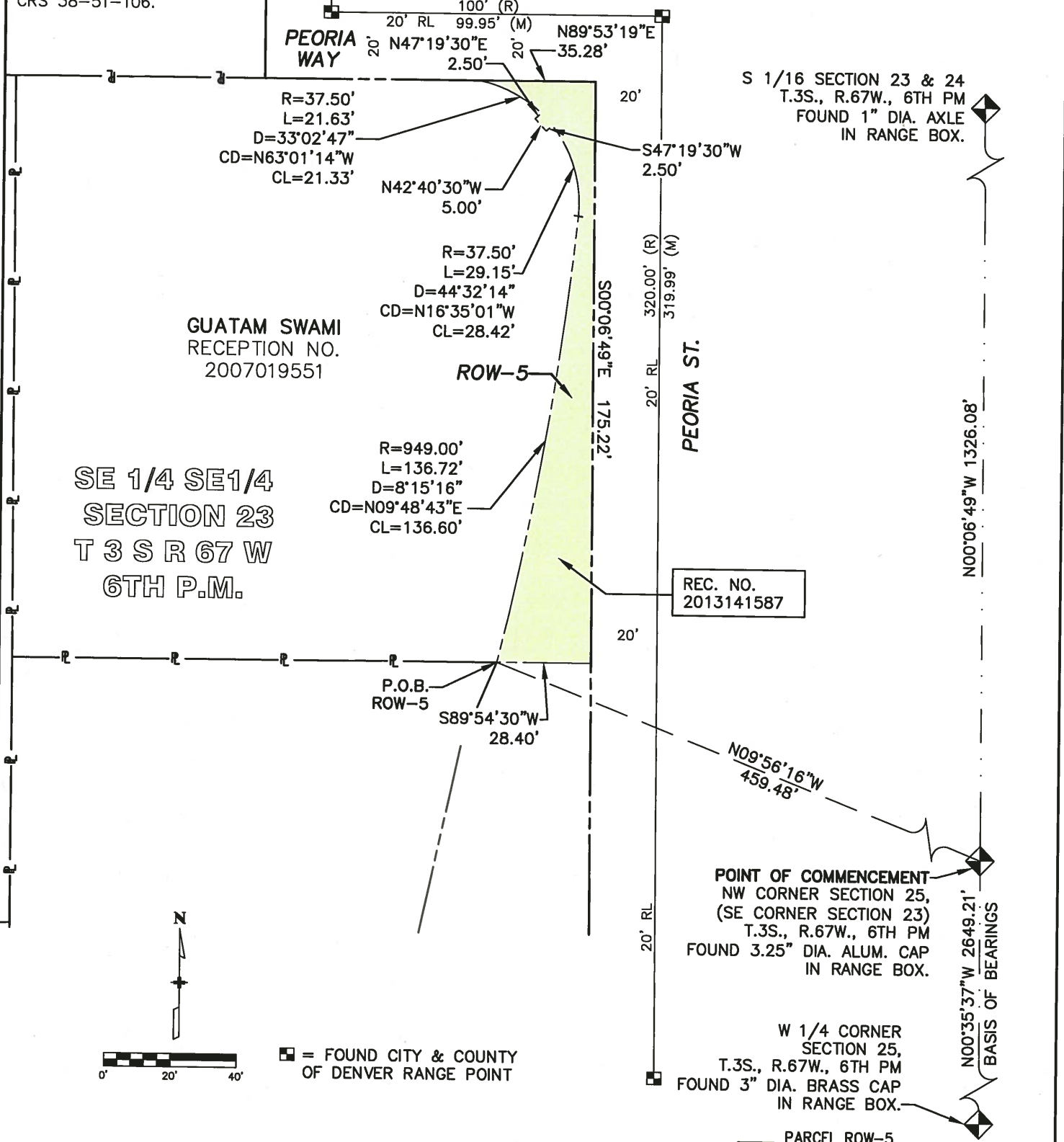
1. Thence along the westerly line of said Exhibit A, on a non-tangent curve to the left having a radius of 949.00 feet, a central angle of 08°15'16", an arc length of 136.72 feet, with a chord bearing of N 09°48'43" E, a distance of 136.60 feet;
2. Thence continuing along said westerly line of Exhibit A, on a compound curve to the left having a radius of 37.50 feet, a central angle of 44°32'14", an arc length of 29.15 feet, with a chord bearing of N 16°35'01" W, a distance of 28.42 feet, to the most easterly corner of said Exhibit B, Reception Number 2013141587;
3. Thence along the southeasterly line of said Exhibit B, S 47°19'30" W, a distance of 2.50 feet, to the most southerly corner of said Exhibit B;
4. Thence along the southwesterly line of said Exhibit B, N 42°40'30" W, a distance of 5.00 feet, to the most westerly corner of said Exhibit B;
5. Thence along the northwesterly line of said Exhibit B, N 47°19'30" E, a distance of 2.50 feet, to the most northerly corner of said Exhibit B;
6. Thence along said westerly line of Exhibit A, Reception Number 2013141587, on a non-tangent curve to the left having a radius of 37.50 feet, a central angle of 33°02'47", an arc length of 21.63 feet, with a chord bearing of N 63°01'14" W, a distance of 21.33 feet, to the northwest corner of said Exhibit A;
7. Thence along the north line of said Exhibit A, N 89°53'19" E, a distance of 35.28 feet, to the northeast corner of said Exhibit A;
8. Thence along the east line of said Exhibit A, S 00°06'49" E, a distance of 175.22 feet, to the southeast corner of said Exhibit A;
9. Thence along the south line of said Exhibit A, S 89°54'30" W, a distance of 28.40 feet, more or less, to the **POINT OF BEGINNING**.

The above described tract or parcel of land contains 2,496 sq. ft. (0.057 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.



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

N00°06'49"W 1326.08'

N00°35'37"W 2649.21'

BASIS OF BEARINGS

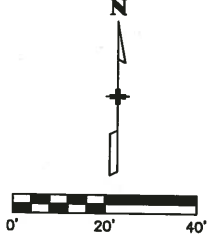


EXHIBIT TO ACCOMPANY PROPERTY DESCRIPTION

JOB NO.:	578-0102
SCALE:	1" = 40'
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