



Department of Public Works
Permit Operations and Right of Way Enforcement
201 W. Colfax Avenue, Dept. 507
Denver, CO 80202
P: 720-865-2782
F: 720-865-3280
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: June 4, 2014

ROW #: 2014-0051-23 **SCHEDULE #:** N/A

TITLE: This request is to dedicate a City owned land as S. Steele St.
Located near the intersection of S. Steele and Alameda.

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. Steele St.

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. Steele St. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW (2014-0051-23-001) HERE.

A map of the area to be dedicated is attached.

RD/JL/BLV

- cc: Asset Management, Steve Wirth
- City Councilperson & Aides, Charlie Brown District # 6
- City Council Staff, Gretchen Williams
- Environmental Services, David Erickson
- Public Works, Manager's Office, Alba Castro
- Public Works, Manager's Office, Nancy Kuhn
- Public Works, Right-of-Way Engineering Services, Rob Duncanson
- Department of Law, Karen Aviles
- Department of Law, Brent Eisen
- Department of Law, Karen Walton
- Public Works Survey, John Lautenschlager
- Public Works Survey, Paul Rogalla
- Owner: City and County of Denver
- Project file folder 2014-0051-23

ORDINANCE/RESOLUTION REQUEST

Please email requests to Nancy Kuhn at Nancy.Kuhn@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 4, 2014

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 City owned land as S. Steele St.
Located near the intersection of S. Steele and Alameda.

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:** Nancy Kuhn
- **Phone:** 720-865-8720
- **Email:** Nancy.Kuhn@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 S. Steele St.

****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:** S. Steele between Alameda Ave. and Virginia Ave.
- d. **Affected Council District:** Dist. 6 Charlie Brown
- 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: 2014-0051-23 Dedication S. Steele St.

Description of Proposed Project: This request is to dedicate a City owned land as S. Steele St. Located near the intersection of S. Steele and Alameda Ave.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: Dedicating City owned land to Public Right of Way, from the vacant parcel program approved through City Council.

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 of dedicating it as Public Right-of-Way.

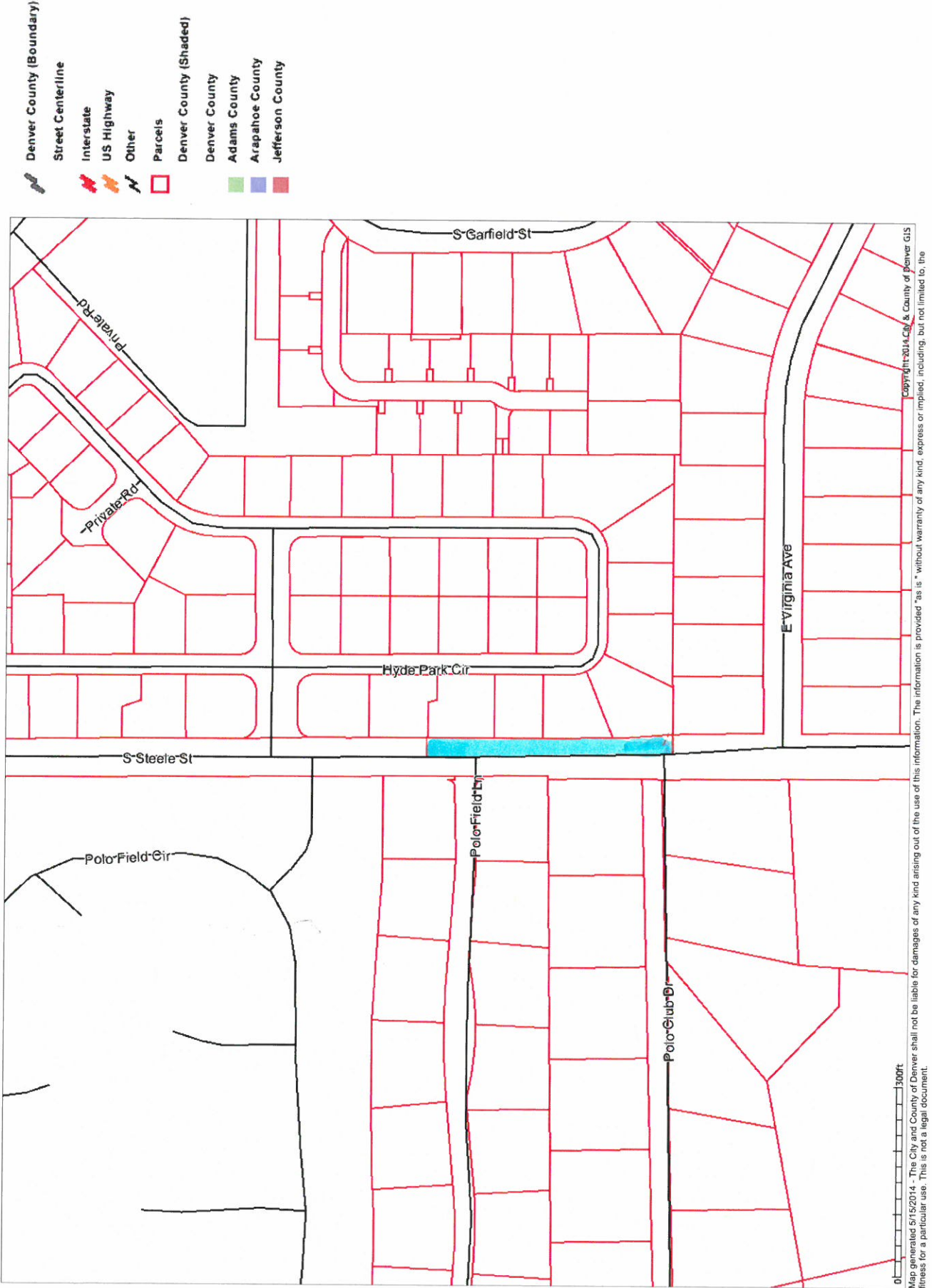
S. Steele St. Parcel 1



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2012_Denver.jp2.r1
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Map generated 5/15/2014 - 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.

S. Steele St. Parcel 1



S. Steele St. Parcel 2

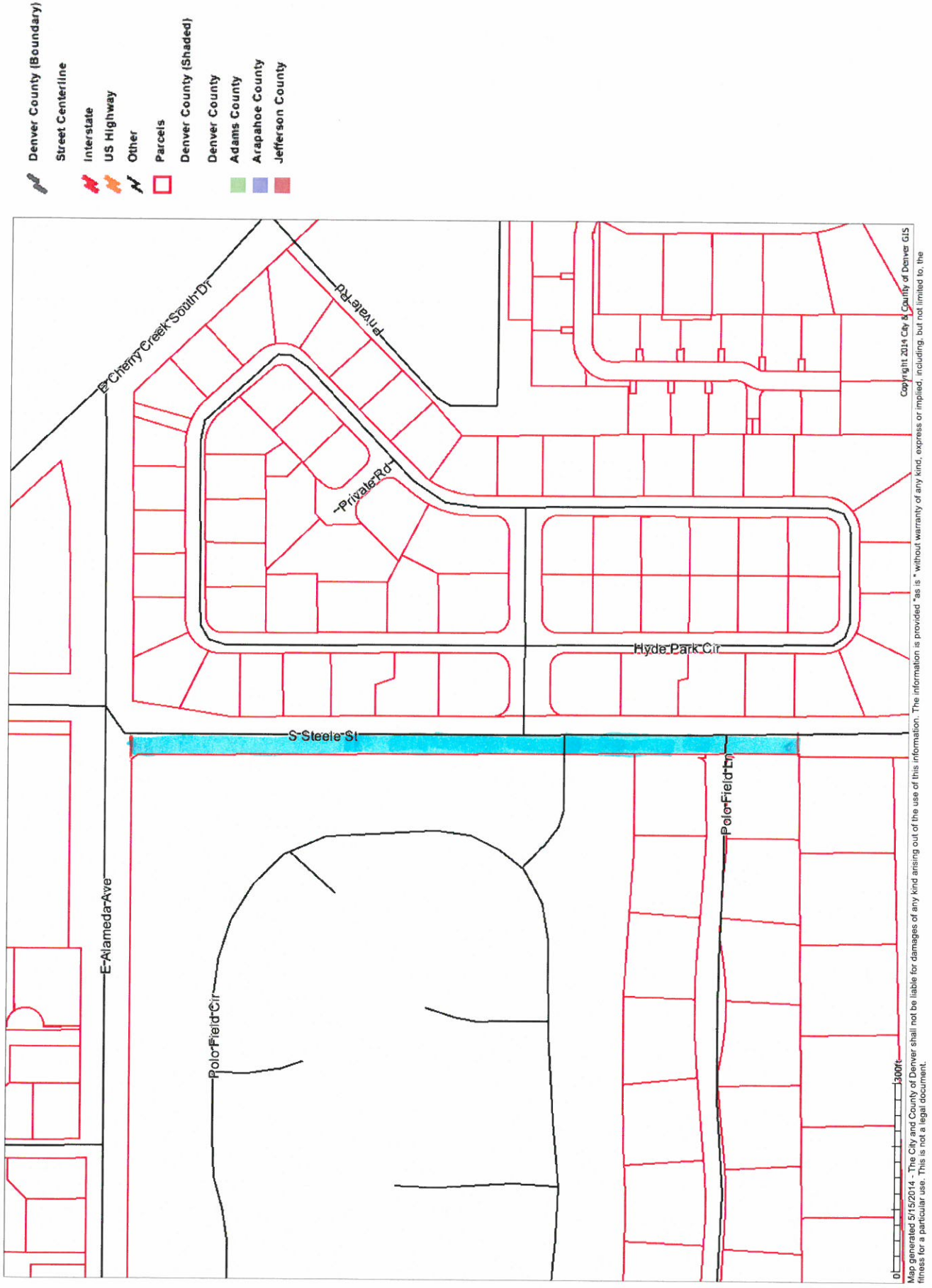


- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2012_Denver.jp2.Iri
- Denver County (Shaded)
- Denver County
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S. Steele St. Parcel 2



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

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Parcel 1

A portion of the land conveyed by Warranty Deed to the City & County of Denver, recorded on the 3rd of March 1960, in Book 8506 Page 300 in the City and County of Denver Clerk & Recorder's Office, said parcel of land located in the Northwest 1/4 of Section 13, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

Beginning at the Southwest Corner of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of said Section 13; thence North along the West line of said Northeast Quarter (NE1/4) a distance of 396 feet; thence East at right angle a distance of 35 feet; thence South at right angle a distance of 396 feet; thence West at right angle a distance of 35 feet to the Point of Beginning. Except the Easterly 9 feet thereof, as conveyed by Quit Claim Deed on the 10th of September 1979, in Book 2002 Page 171.

Parcel 2

A portion of the land conveyed by Deed to the City & County of Denver, recorded on the 22nd of November 1954, in Book 7574 Page 317 in the City and County of Denver Clerk & Recorder's Office said parcel of land located in the Northwest 1/4 of Section 13, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

"Beginning at a point located on the North boundary line of Section Thirteen (13), Township Four (4) South, Range Sixty-eight (68) West thirty (30) feet East of the Northwest corner of said Section; thence Easterly on and along said North boundary line to the Northeast corner of the Northwest Quarter of said Section Thirteen (13); thence Southerly on and along the East boundary line of said Northwest Quarter to a point located on said East boundary line one hundred seventy-five (175) feet North of the Southeast corner of the Northeast quarter of said Northwest Quarter; thence Westerly on and along a line parallel to and one hundred seventy-five (175) feet North of the South boundary line of the Northeast Quarter of said Northwest Quarter, thirty-five feet to a point; thence Northerly on and along a line parallel to and thirty-five (35) feet distance from said East boundary line to a point on said parallel line located one hundred seventy (170) feet South of the North boundary line of said Northwest Quarter; thence Northwesterly on a straight line to a point located seventy (70) feet south of the North boundary line of said Northwest Quarter and one hundred thirty-five (135) feet west of the East boundary line of said Northwest Quarter; thence Westerly on and along a line parallel to and seventy (70) feet South of the North boundary line of said Northwest Quarter to a point on said parallel line thirty (30) feet east of the West boundary line of said Northwest Quarter thence Northerly on and along a line parallel to and Thirty (30) feet distance from the West boundary line of said Northwest Quarter seventy (70) feet, more or less, to the Point of Beginning" Except the northerly seventy (70) feet of said legal description.

8506 300 Recorded at o'clock M.

19976 Reception No. MAY 3-1960

049976

0.00

225

#58
Life

PARCEL 1

As to Form
APPROVED FOR RECORDING
LAND OFFICE

Frank E. Brittain
CITY ATTY'S OFFICE

THIS DEED, Made this 2ND day of MAY in the year of our Lord, one thousand nine hundred and SIXTY between PALOMINO MOUNTED PATROL

a corporation duly organized and existing under and by virtue of the laws of the State of COLORADO of the first part, and CITY AND COUNTY OF DENVER, A MUNICIPAL corporation duly organized and existing under and by virtue of the laws of the State of COLORADO of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of the sum of ONE (\$1.00) DOLLAR AND OTHER VALUABLE CONSIDERATIONS to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, hath granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all the following described or parcel of land, situate, lying and being in the CITY & County of DENVER and State of Colorado, to-wit:

THAT PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 68 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 13; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE1/4) A DISTANCE OF 396 FEET; THENCE EAST AT RIGHT ANGLE A DISTANCE OF 35 FEET; THENCE SOUTH AT RIGHT ANGLE A DISTANCE OF 396 FEET; THENCE WEST AT RIGHT ANGLE A DISTANCE OF 35 FEET TO THE POINT OF BEGINNING.

TOGETHER, with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and 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 said party of the first part, 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 said party of the second part, its successors and assigns forever. And the said

party of the first part, for itself, its successors and assigns, doth covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the executing and delivery of these presents it is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and hath good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever;

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part hath caused its corporate name to be hereunto subscribed by its president, and its corporate seal to be hereunto affixed, attested by its secretary, the day and year first above written.
Attest:

PALOMINO MOUNTED PATROL

By *W. A. Cannedy* President
Jack E. Brittain Secretary

STATE OF COLORADO, CITY AND County of DENVER

The foregoing instrument was acknowledged before me this 2nd day of May 1960, by W. A. Cannedy as President and Jack E. Brittain as Secretary of



My notarial commission expires *March 17, 1962*
Witness my hand and official seal.

PALOMINO MOUNTED PATROL a corporation.
Frank E. Brittain
Notary Public.

RECORDERS STAMP
STATE OF COLORADO
CITY AND COUNTY
OF DENVER
FILED IN MY OFFICE ON
MAY 3 2 42 PM '60
RECORDED 8506 300
BOOK PAGE
LOUIS S. MIDDLEBUSH
CLERK AND RECORDER

I FEE NO
MAY-360 577025

086941

1979 SEP 10 AM 8:54

F.J. SERAFINI
COUNTY CLERK
DENVER, COLORADO

QUIT CLAIM DEED

2002-171

Sale

KNOW ALL MEN BY THESE PRESENTS, that the CITY AND COUNTY OF DENVER, a municipal corporation duly organized and existing under and by virtue of the Constitution of the State of Colorado, for good and valuable considerations in hand paid, receipt of which is hereby acknowledged, does hereby sell and quit claim to PALOMINO MOUNTED PATROL, 485 South Steele Street, Denver, Colorado, 80209, a Colorado Non-Profit Corporation duly organized and existing under and by virtue of the laws of the State of Colorado, the following described real property situate in the City and County of Denver, State of Colorado, to-wit:

The east 9 feet of the following described parcel of land:

That part of the NE 1/4 of Section 13, T.4S., R.68W., more particularly described as follows:

Beginning at the southwest corner of the NW 1/4 of the NE 1/4 of said Section 13;
thence north along the west line of said NE 1/4 a distance of 396 feet;
thence east at right angle a distance of 35 feet;
thence south at right angle a distance of 396 feet;
thence west at right angle a distance of 35 feet to the point of beginning.

Authorized by Ordinance No. 348, Series of 1979.

with all its appurtenances.

SIGNED AND DELIVERED this 5TH day of September, A.D., 1979.

CITY AND COUNTY OF DENVER

ATTEST:
F.J. SERAFINI, Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver.

W.B. McNichols, Jr.
Mayor

F.J. Serafini
Clerk and Recorder



STATE OF COLORADO)
CITY AND) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 5TH day of September, 1979, by W.B. McNichols, Jr., as Mayor and F.J. Serafini, as Clerk and Recorder of the City and County of Denver, a municipal corporation.

Witness my hand and official seal.
My commission expires:

July 21, 1982



George C. Ferrarone
Notary Public

INDEXED...10-12-79 PC 2002 171
PLATTED 5E49.4A

EXCEPTION PARCEL 1

487

*APPROVED FOR RECORDING
LAW OFFICE C.S.*

DEED

74 317

THIS DEED, Made this 22nd day of _____ 1954 between
WALTER W. AHLSCLAGER, JR., of Dallas, Texas, and the
CITY AND COUNTY OF DENVER, a Municipal Corporation, duly organ-
ized and existing under and by virtue of the Constitution of the
State of Colorado, Grantee,

WITNESSETH:

WHEREAS, On April 26, 1954, the City Council of the
City and County of Denver enacted Ordinance No. 82, Series of
1954 which was approved by QUIGO NEWTON, Mayor, on April 28,
1954, whereby certain lands lying in the Northwest Quarter
(NW¹/₄) of Section Thirteen (13), Township Four (4) South, Range
Sixty-eight (68) West, in the City and County of Denver, Colo-
rado, were rezoned at the request of the Grantor herein upon
condition that the hereinafter described real estate should be
conveyed to the City and County of Denver for Highway purposes
as described in said Ordinance, and this Deed is executed for
the purpose of complying with said requirement of said Ordinance;

NOW, THEREFORE, The Grantor for and in consideration
of the sum of One Dollar (\$1.00) and other good and valuable
considerations to him in hand paid by the Grantee and for the
further consideration that the Grantee shall use the land here-
inafter conveyed for the purposes of a public street does hereby
sell and convey to the said Grantee its successors and assigns
forever the following real property situate in the City and County
of Denver and State of Colorado, to wit:

PARCEL 2

"Beginning at a point located on the North boundary
line of Section Thirteen (13), Township Four (4) South,
Range Sixty-eight (68) West thirty (30) feet East of the
Northwest corner of said Section; thence Easterly on and
along said North boundary line to the Northeast corner of
the Northwest Quarter of said Section Thirteen (13); thence
Southerly on and along the East boundary line of said North-
west Quarter to a point located on said East Boundary line
one hundred seventy-five (175) feet North of the Southeast
corner of the Northeast quarter of said Northwest Quarter;
thence Westerly on and along a line parallel to and one
hundred seventy-five (175) feet North of the South boundary
line of the Northeast quarter of said Northwest quarter,
thirty-five feet to a point; thence Northerly on and along
a line parallel to and thirty-five (35) feet distant from
said East boundary line to a point on said parallel line
located one hundred seventy (170) feet South of the North
boundary line of said Northwest quarter; thence Northwesterly
on a straight line to a point located seventy (70) feet South
of the North boundary line of said Northwest quarter and one
hundred thirty-five (135) feet West of the East Boundary line
of said Northwest quarter; thence Westerly on and along a
line parallel to and seventy (70) feet South of the North
boundary line of said Northwest quarter to a point on said
boundary line of said Northwest quarter; thence Easterly on and along

SUBJECT, HOWEVER TO

(1) Right of way for water pipe in Section IV, bearing the title, "Right of Way for Water Pipe" line from private water pumps, of the City and County of Denver, The Alameda Investment Company to Annie Clifton Hughes, dated April 26, 1933, recorded in Book 5150, page 74, of the records of the Clerk and Recorder of the City and County of Denver, Colorado, as amended by a certain Declaration of Plan dated January 8, 1947, recorded in Book 6165, at page 190, of the records of the Clerk and Recorder, to both of which instruments reference is hereby made for greater particularity, together with the right of ingress and egress over the lands hereinabove conveyed for all purposes necessary for construction, operation, maintenance and repair of the same.

(2) Water wells, pumping plant, pipes, rights of way, and right to surface use, collectively described as Parcel Three in a certain deed from Exposition Land Company to Annie Clifton Hughes, dated April 26, 1937, recorded in Book 5150, at page 74, of the records of said Clerk and Recorder, as amended by paragraph 9(e) of a certain Declaration of Plan dated January 8, 1947, recorded in Book 6165, at page 190, of the records of said Clerk and Recorder, to both of which instruments reference is hereby made for greater particularity, together with the right of ingress and egress over the lands hereinabove conveyed for all purposes necessary for construction, operation, maintenance and repair of the same;

(3) An underground right of way 10 feet wide for the installation, construction, maintenance and use of water pipes and pipe lines constituting a continuation of a right of way running from a pumping station in the Southwest corner of Section Twelve (12), Township Four (4) South of Range Sixty-eight (68) West of the Sixth Principal Meridian, as described in Parcel Four of a certain deed from Exposition Land Company to Annie Clifton Hughes, dated April 26, 1937, recorded in Book 5150, page 74, of the records of said Clerk and Recorder, and constituting a part of the irrigation system described in Exhibit D of said Declaration of Plan, dated January 8, 1947, recorded January 30, 1947 in Book 6165, Page 190, of the records of the Clerk and Recorder of the City and County of Denver, Colorado, to both of which reference is hereby made for greater particularity. The center line of the right of way hereby excepted begins at the point where the center line of the right of way described in said deed crosses the north line of Section 13, Township 4 South, Range 68 West, at a point 35 feet more or less east of the northwest corner of said Section 13, and continues along the course said center line has previously followed, i.e., S. 16° 05' West, until it connects with the water pipe described in the exception described in the first paragraph (1), together with the right of ingress and egress over the lands hereinabove conveyed for all purposes necessary for construction, operation, maintenance and repair of the same.

PARCEL 2

either in law or equity of, in and to the above described premises, unto the said Grantee, his successors and assigns forever.

IN WITNESS WHEREOF the said Grantor has executed these presents on the day and year first above written.

Walter W. Ahlschlager, Jr.
(Walter W. Ahlschlager, Jr.)

STATE OF COLORADO)
) ss.
City and County of Denver)

The foregoing instrument was acknowledged before me this 22nd day of November, 1954 by WALTER W. AHLSCHLAGER, Jr.

WITNESS my hand and official seal.

My commission expires, Feb. 23, 1955.



Francis M. Preston
NOTARY PUBLIC

PARCEL 2

7574 320

*B. C. Floyd
Trust Dept.
Trust National
Bank of Denver*

PARCEL 2

7574 317

NOV 19 12: 20

93056

NOV-22 54 690529

LST - UTS

3.75