



DENVER
THE MILE HIGH CITY

Department of Public Works
Capital Projects Management
Permit Operations and Right of Way Enforcement
Infrastructure Planning & Programming
Traffic Engineering Services
201 W. Colfax Avenue
Denver, CO 80202
www.denvergov.org

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: January 12, 2011

ROW #: 2009-0236-07 **SCHEDULE #:** Parcel #1- 0229407050000
Parcel #2- 0229407088000
Parcel #3- 0229407049000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as a Public Alley
Located at the alley bound by Zuni St., W Caithness Pl., and Dunkeld Pl.

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 a Public Alley. 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 Highland Park Apartments.

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 a Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW (# 2009-0236-001) HERE.
INSERT PARCEL DESCRIPTION ROW (# 2007-0285-002) HERE.

A map of the area to be dedicated is attached.

RD/AG/GG

- cc: Asset Management, Steve Wirth
- City Councilperson, Judy Montero, District #9
- City Council Staff, Gretchen Williams
- Environmental Services, David Erickson
- Public Works, Manager's Office, Alba Castro
- Public Works, Manager's Office, Christine Downs
- Public Works, Manager's Office, Stacie Loucks
- Department of Law, Karen Aviles
- Department of Law, Karen Walton
- Department of Law, Arlene Dykstra
- Public Works Survey, Ali Gulaid
- Public Works Survey, Paul Rogalla
- Owner: City and County of Denver
- Project file folder 2009-0236-07



ORDINANCE/RESOLUTION REQUEST

Please email requests to Stacy Loucks at Stacie.Loucks@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: January 12, 2012

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(s) of land as Public Right of Way as Public Alley. Located at the Public alley bound by Zuni St., W. Caithness Pl., and Dunkeld Pl.

3. Requesting Agency: PW Right of Way Engineering Services

4. Contact Person: *(With actual knowledge of proposed ordinance/resolution.)*

- Name: Greg Grant
- Phone: 720-865-8720
- Email: greg.grant@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: Stacie Loucks
- Phone: 720-865-8720
- Email: Stacie.Loucks@denvergov.org

6. General description of proposed ordinance including contract scope of work if applicable:

Request for Resolution for laying out, opening, and establishing certain real property as part of the system of thoroughfares of the municipality, i.e. as a Public Alley. This parcel of land is being dedicated to the City and County of Denver for Public Right of Way, as part of the development project called Highland Park Apartments.

****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: Public alley bound by Zuni St., W Caithness Pl., and Dunkeld Pl.
- d. Affected Council District: District #9 Judy Montero
- 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: _____



DENVER
THE MILE HIGH CITY

EXECUTIVE SUMMARY

Project Title:2009-0236-07, Dedication, Highland Park Apartments

Description of Proposed Project:This request is to dedicate a parcel(s) of land as Public Right of Way as a Public Alley. Located at the public alley bound by Zuni St., W Caithness Pl., and Dunkeld Pl.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project:This is private property being dedicated as 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, Highland Park Apartments.



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

Alley at 30th and Zuni #1

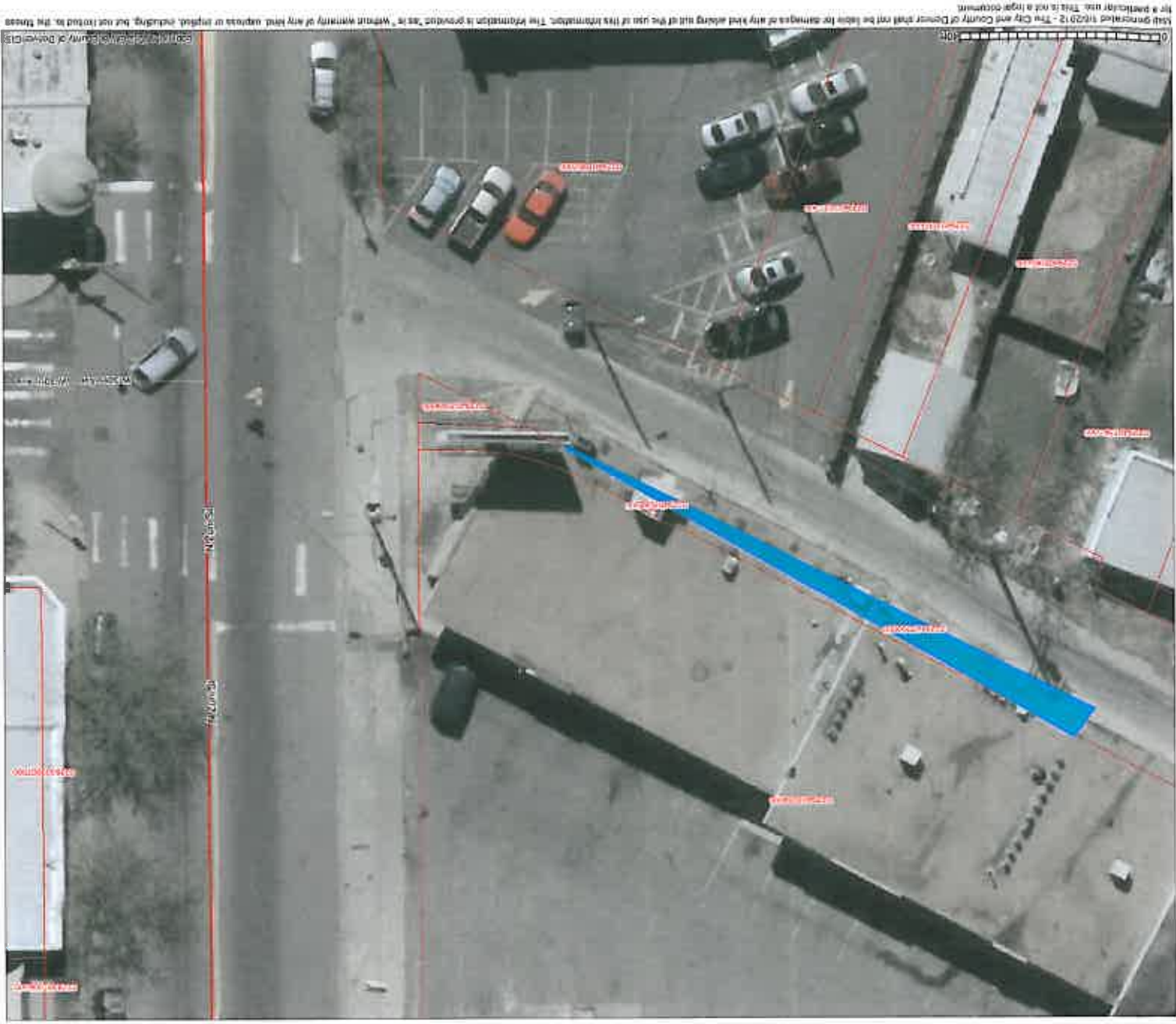
- Dedicating Ordinances
-  Denver County (Boundary)
-  Street Classifications
-  Arterial
-  Collector
-  Local
-  Street Centerline
-  Interstates
-  US Highway
-  Other
-  Schedule Numbers
-  Parcel Owner
-  Parcels
-  2010 Color
-  Denver County (Shaded)
-  Adams County
-  Arapahoe County
-  Jefferson County



Map Generated 10/2012 - 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 right-of-way.

Alley at 30th and Zuni #3

- Dedicating Ordinances
- Denver County (Boundary)
- Street Classifications
- Arterial
- Collector
- Local
- Street Centerline
- Interstate
- US Highway
- Other
- Schedule Numbers
- Parcels
- 2010 Color
- Denver County (Shaded)
- Denver County
- Arapahoe County
- Jefferson County



Alley at 30th and Zuni #2

- Dedicating Ordinances
- Denver County (Boundary)
- Street Classifications
- Arterial
- Collector
- Local
- Street Centerline
- Interstate
- US Highway
- Other
- Schedule Numbers
- Parcels
- 2010 Color
- Denver County (Shaded)
- Denver County
- Arapahoe County
- Jefferson County



Map Generated 10/2012 - The City and County of Denver that not be taken 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.



EXHIBIT A

SHEET 1 OF 2

PARCEL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOT 1, BLOCK 7, HIGHLAND PARK, ACCORDING TO RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE SIXTEENTH CORNER OF SAID SECTION 29, AS MONUMENTED BY A RECOVERED CROSS CUT IN A 6"X6" STONE, 2.2 FEET BENEATH THE ASPHALT ROADWAY, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 29, AS MONUMENTED BY A RECOVERED 2" BRASS CAP, STAMPED, "LS 28668", BEARS S00°16'49"E, A DISTANCE OF 1,318.35 FEET, FORMING THE BASIS OF BEARING USED IN THIS DESCRIPTION WITH ALL BEARINGS BEING RELATIVE THERETO:

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, N00°16'49"W, A DISTANCE OF 452.55 FEET;
THENCE DEPARTING AND PERPENDICULAR TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, S89°43'11"W, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID LOT 1, ALSO BEING THE **POINT OF BEGINNING**:

THENCE ALONG THE EAST BOUNDARY LINE OF SAID LOT 1, BEING 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, S00°16'49"E, A DISTANCE OF 8.67 FEET TO THE NORTHEAST CORNER OF PARCEL "A" AS DESCRIBED IN THE DOCUMENT RECORDED AT BOOK 2777, PAGE 129 IN THE DENVER COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE NORTH LINE OF SAID PARCEL "A", N86°05'56"W, A DISTANCE OF 24.83 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT ALSO BEING THE SOUTHEASTLY CORNER OF PARCEL "B" AS DESCRIBED IN THE SAID DOCUMENT RECORDED AT BOOK 2777, PAGE 129;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "B" THE FOLLOWING THREE COURSES:

- 1) N61°32'41"W, A DISTANCE OF 58.81 FEET;
- 2) N56°51'00"W, A DISTANCE OF 23.80 FEET;
- 3) N55°22'22"W, A DISTANCE OF 41.60 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "B";

THENCE DEPARTING THE NORTHEASTERLY LINE OF SAID PARCEL "B" AND ALONG A LINE BEING 20.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF THE EXISTING ALLEY ADJACENT TO LOT 1, S62°16'32"E, A DISTANCE OF 111.78 FEET TO A POINT OF CURVATURE;

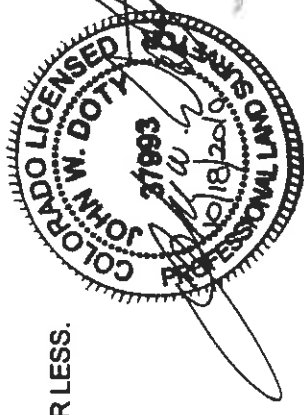
THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28°00'17", A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 24.44 FEET TO A POINT OF TANGENCY;

THENCE TO THE EAST BOUNDARY LINE OF SAID LOT 1, N89°43'11"E, A DISTANCE OF 8.15 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 889 SQUARE FEET OR 0.020 ACRES, MORE OR LESS.

JOHN W. DOTY, P.L.S. 37993
FOR AND ON BEHALF OF V3 COMPANIES, LTD.

V3 PROJ. D09016



V3 COMPANIES, LTD. 2399 BLAKE STREET, STE. 130, DENVER, CO. 80205 PH: 303-989-8588 FX: 303-989-8932
DENVER CHICAGO PHOENIX

Parcel "A"

That part of Lot 1, Block 7, Highland Park, -described as follows:
Beginning at the southeast corner of Lot 1, Block 7, Highland Park;
thence northwesterly along the southwesterly line of said Lot 1 a dis-
tance of 28 feet;
thence easterly a distance of 24.76 feet, more or less, to a point on
the east line of said Lot 1 that is 11.34 feet north of the southeast
corner of said Lot 1;
thence southerly along the east line of said Lot 1 a distance of 11.34
feet to the point of beginning.

Parcel "B"

That part of Lot 1, Block 7, Highland Park, described as follows:
Commencing at the southeast corner of Lot 1, Block 7, Highland Park;
thence northwesterly along the southwesterly line of said Lot 1 a dis-
tance of 28 feet to the true point of beginning;
thence northwesterly a distance of 58.81 feet to a point that is 86.8
feet northwesterly from the southeast corner of said Lot 1 and 0.75 foot
northeasterly by perpendicular measurement from the southwesterly line
of said Lot 1;
thence northwesterly a distance of 23.81 feet to a point that is 110.5
feet northwesterly from the southeast corner of said Lot 1 and 3 feet
northeasterly by perpendicular measurement from the southwesterly line
of said Lot 1;
thence northwesterly a distance of 37.01 feet, more or less, to a point
on the northwesterly line of said Lot 1 that is 8 feet northeasterly
by perpendicular measurement from the southwesterly line of said Lot 1;
thence southwesterly along the northwesterly line of said Lot 1 a dis-
tance of 8.11 feet, more or less, to the southwest corner of said Lot 1;
thence southeasterly along the southwesterly line of said Lot 1 a dis-
tance of 120.51 feet, more or less, to the true point of beginning.

EXHIBIT "A"

2010132575

Page: 1 of 3

11/16/2010 10:55A

RD. 00 DO. 00

City & County of Denver MO

RETURN TO:

CITY & COUNTY OF DENVER
ASSET MANAGEMENT
201 W. COLFAX AVE DEPT 1010
DENVER, CO 80202

WARRANTY DEED

THIS DEED, is dated November 16, 2010, and is made between ZUNI LAND COMPANY, LLC A COLORADO LIMITED LIABILITY COMPANY

(whether one, or more than one), the "Grantor," of the * CITY & County of DENVER and State of COLORADO and CITY & COUNTY OF DENVER, A COLORADO MUNICIPAL CORPORATION AND HOME RULE CITY

(whether one, or more than one), the "Grantee," whose legal address is 1437 BANNOCK ST. DENVER, CO 80202

of the CITY & County of DENVER and State of COLORADO

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS & OTHER GOOD & VALUABLE CONSIDERATION//////////DOLLARS, (\$ 10.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the CITY & County of DENVER CERTIFICATION STATE of Colorado, described as follows:

FOR A LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED TO THIS DEED. THE GRANTOR HEREBY CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL DOCUMENT RECORDED IN MY OFFICE.



Clerk and Recorder
Deputy County Clerk
Date November 16, 2010
Bridget M. Svalberg

also known by street address as: VACANT LAND and assessor's schedule or parcel number:

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, 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 and the Grantee's heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the sealing and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law and 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 soever, except and subject to: known; or the following matters:

And the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, but not any adjoining vacated street or alley, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

ZUNI LAND COMPANY, LLC

BY: [Signature]

TITLE: Managing member

STATE OF COLORADO

County of Denver

} ss.

The foregoing instrument was acknowledged before me this 11th day of November, 2010.

Witness my hand and official seal.

My commission expires: 3-3-12

*Insert "City and" if applicable.

[Signature]
Notary Public

Name and Address of Person Creating Newly Created Legal Description (\$38-35-106.5, C.R.S.)



Recorded at _____ M.

Reception No. _____ Recorder.

Recorder's Stamp

THIS DEED, Made this 15th day of October 1982, between LOUIS W. JOHNSON and FRANCIS E. JOHNSON

of the City and county of Denver and State of Colorado, of the first part, and CITY AND COUNTY OF DENVER 1437 Hancock St., Denver, CO 80202, a municipal corporation

organized and existing under and by virtue of the laws of the State of Colorado

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of

GOOD AND VALUABLE CONSIDERATION of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have remised, released, sold, conveyed and QUIT CLAIMED, and by these presents do remise, release, sell, convey and QUIT CLAIM unto the said party of the second part, its successors and assigns forever, all right, title, interest, claim and demand which the said party of the first part have in and to the following described real property situated, lying and being in the City and County of Denver and State of Colorado, to wit:

For legal description of Parcel "A" and "B", see attached Exhibit "A" which by reference hereto is hereby made a part of this deed.

APPROVED FOR RECORDING
LAND OFFICE

086181
2777 129

F. J. SERAFINI
COUNTY CLERK
DENVER COUNTY

RECORDED

1983 MAR 29 AM 10:32

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and privileges thereto belonging or in anywise thereto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hand and seal

the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Francis E. Johnson [SEAL] LOUIS W. JOHNSON [SEAL]

Francis A. Johnson [SEAL] FRANCIS E. JOHNSON [SEAL]

STATE OF COLORADO,
City and County of Denver



The foregoing instrument was acknowledged before me this 15th day of October, 1982, by LOUIS W. JOHNSON & FRANCIS E. JOHNSON

My commission expires

19 _____ Witness my hand and official seal

Francis E. Johnson
Notary Public
1437 Hancock St.
Denver, Colorado 80202

All by natural person or persons have insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity; if by officer of a corporation, then insert name of such officer or officers, as the president or other officer of such corporation, naming the secretary.

No. 152. QUIT CLAIM DEED TO CORPORATION.

INDEXED... 6-10-83 PC

2777 129

Notary

AS TO FORM
CITY CLERK'S OFFICE
Francis E. Johnson