

**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 25, 2014

**ROW #:** 2014-0051-19                      **SCHEDULE #:** 0436600013000

**TITLE:** This request is to dedicate a City owned land as W. Floyd Ave.  
Located near the intersection of W. Floyd Ave. and S. Ingalls 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 W. Floyd Ave.

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 W. Floyd Ave. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW (2014-0051-19-001) HERE.**

A map of the area to be dedicated is attached.

RD/PK/BLV

cc: Asset Management, Steve Wirth  
City Councilperson & Aides, Jeanne Faatz District # 2  
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, Peter Kent  
Public Works Survey, Paul Rogalla  
Owner: City and County of Denver  
Project file folder 2014-0051-19

**ORDINANCE/RESOLUTION REQUEST**

Please email requests to Nancy Kuhn at [Nancy.Kuhn@Denvergov.org](mailto: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: April 25, 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 W. Floyd Ave.  
Located near the intersection of W. Floyd Ave and S. Ingalls St.

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](mailto: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](mailto: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 W. Floyd Ave.

**\*\*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:** W. Floyd Ave and S.Ingalls St.
- d. **Affected Council District:** Jeanne Faatz Dist. 2
- 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: 2014-0051-19 Dedication**

**Description of Proposed Project: W. Floyd Ave and S. Ingalls St.**

**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.



- Denver County (Boundary)
- Township, Range, Section
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2012\_Denver.jp2.iri
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Copyright 2014 City of Denver GIS  
 Map generated 4/21/2014. 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.

2014-0051-19-001

A parcel of land located in the southwest quarter of Section 36, Township 4 South, Range 69 West of the 6<sup>th</sup> P.M., City and County of Denver, State of Colorado, being a portion of the land described in Book 1794 at page 98 together with the land described in Reception No. 2001140010, and being more particularly described as follows:

Beginning at a point on the south right-of-way line of W. Floyd Ave., said point being the northeast corner of Tract A, Seven Springs Filing No. 1; Thence  $N27^{\circ}47'06''E$  along the southeasterly line of said Tract A extended, a distance of 8.28 feet; Thence  $N01^{\circ}17'08''W$  along the easterly line of Lot 34, Block 2, Seven Springs Filing No. 1 extended, a distance of 46.76 feet to a point on the north right-of-way line of W. Floyd Ave.; Thence  $S64^{\circ}26'57''E$  along the north right-of-way line of W. Floyd Ave extended, a distance of 22.81 feet to a point of non-tangent curvature; Thence along the arc of said curve to the right and arc distance of 53.40 feet, said curve having a radius of 50.50 feet, a delta of  $60^{\circ}35'19''$  and a chord that bears  $N85^{\circ}23'15E$ , a distance of 50.95 feet to a point of tangent; Thence  $S64^{\circ}19'06''E$ , a distance of 15.76 feet to a point of curve; Thence along the arc of said curve to the right an arc distance of 158.65 feet, said curve having a radius of 50.50 feet, a delta of  $180^{\circ}00'00''$  and a chord that bears  $S25^{\circ}40'54''W$ , a distance of 101.00 feet to a point of tangent; Thence  $N64^{\circ}19'06''W$ , a distance of 15.76 feet to a point of curve; Thence along the arc of said curve to the right and arc distance of 52.94 feet, said curve having a radius of 50.50 feet, a delta of  $60^{\circ}03'54''$  and a chord that bears  $N34^{\circ}17'09''W$  a distance of 50.55 feet to a point of non-tangency; Thence  $N64^{\circ}26'57''W$  a distance of 2.14 feet to the Point of Beginning.

Recorded at \_\_\_\_\_ o'clock **046255**

1978 NOV 20 AM 10:59

Reception No. \_\_\_\_\_

Recorded by **E. J. SERAFINI**  
COUNTY CLERK  
DENVER COUNTY

RECORDER'S STAMP

1794 98

THIS DEED Made this 9th day of October, 1978, between

**HANS T. NIELSEN** of the City and County of Denver and State of Colorado, of the first part, and **THE CITY AND COUNTY OF DENVER**

municipal a corporation 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 **TEN (\$10.00)** AND OTHER VALUABLE CONSIDERATIONS **DOLLARS** 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, has 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 of the following described int \_\_\_\_\_ parcel of land, situate, lying and being in the City and County of Denver and State of Colorado, to wit:

A parcel of land located in the Southwest Quarter of Section 36, Township 4 South, Range 69 West of the Sixth Principal Meridian, more particularly described in Annex One attached to and made a part of this Warranty Deed.

(Unimproved property)

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto 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 him self, his heirs, executors, and administrators, does 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 enrolling and delivery of these presents, he 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 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 and encumbrances of whatever kind or nature soever,

and the above bargained premises in the quiet and peaceful 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 has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

*Hans T. Nielsen* (SEAL)  
HANS T. NIELSEN

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

**JOHN F. KELLY**  
NOTARY PUBLIC

PUBLIC STATE OF COLORADO,  
City and County of Denver

*Robert Floyd*

# 125

APPROVED FOR RECORDING  
LAND OFFICE

to Form

*W. H. Clark*

**ANNEX ONE**  
to Warranty Deed  
Between Hans T. Nielsen and The City and County of Denver  
Dated: October 9, 1978

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT A, SEVEN SPRINGS FILING NO. 1; THENCE EASTERLY ALONG THE EXTENSION OF THE NORTHERLY LINE OF SAID TRACT "A," A DISTANCE OF 29.22 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF  $270^{\circ}00'00''$ , A DISTANCE OF 235.62 FEET TO THE SOUTHEAST CORNER OF LOT 34, BLOCK 1, SEVEN SPRINGS FILING NO. 1; THENCE ON AN ANGLE TO THE LEFT OF  $26^{\circ}50'11''$  ALONG THE EASTERLY BOUNDARY LINE OF SEVEN SPRINGS FILING NO. 1 A DISTANCE OF 46.76 FEET TO AN ANGLE POINT OF SAID EASTERLY BOUNDARY LINE; THENCE ON AN ANGLE TO THE RIGHT OF  $29^{\circ}04'14''$  AND CONTINUING ALONG THE EASTERLY BOUNDARY LINE OF SAID SEVEN SPRINGS FILING NO. 1 A DISTANCE OF 8.28 FEET TO THE POINT OF BEGINNING, CONTAINING 7.776.7 SQUARE FEET OR 0.179 ACRES.

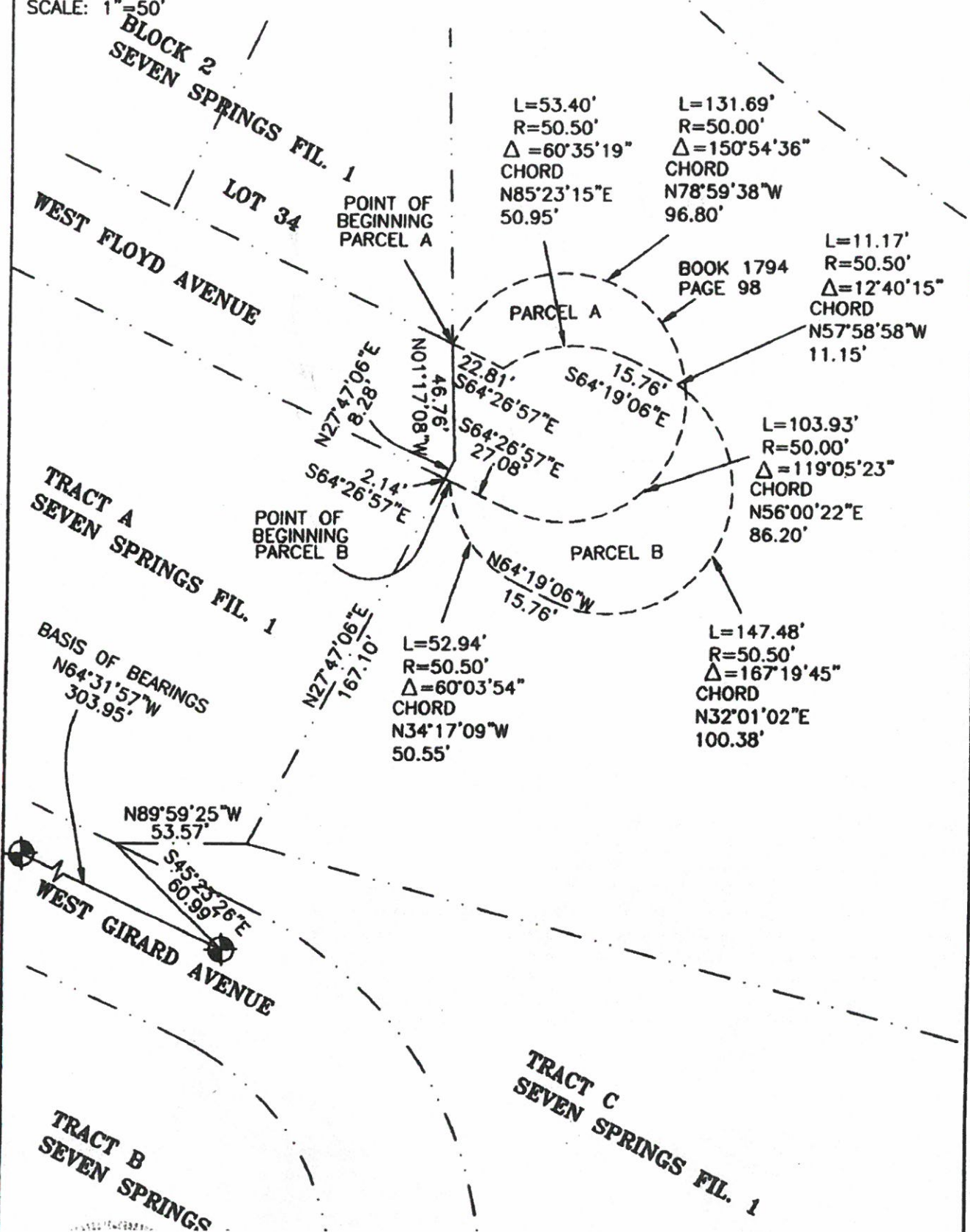
# EXHIBIT "A<sub>1</sub>"

## Exhibit TIMBERLINE SURVEYING, INC.

Land Surveying and Construction Staking  
7444 W. Chatfield Ave. Unit K  
Littleton, Colorado 80128  
(303) 971-0955 fax 971-0895

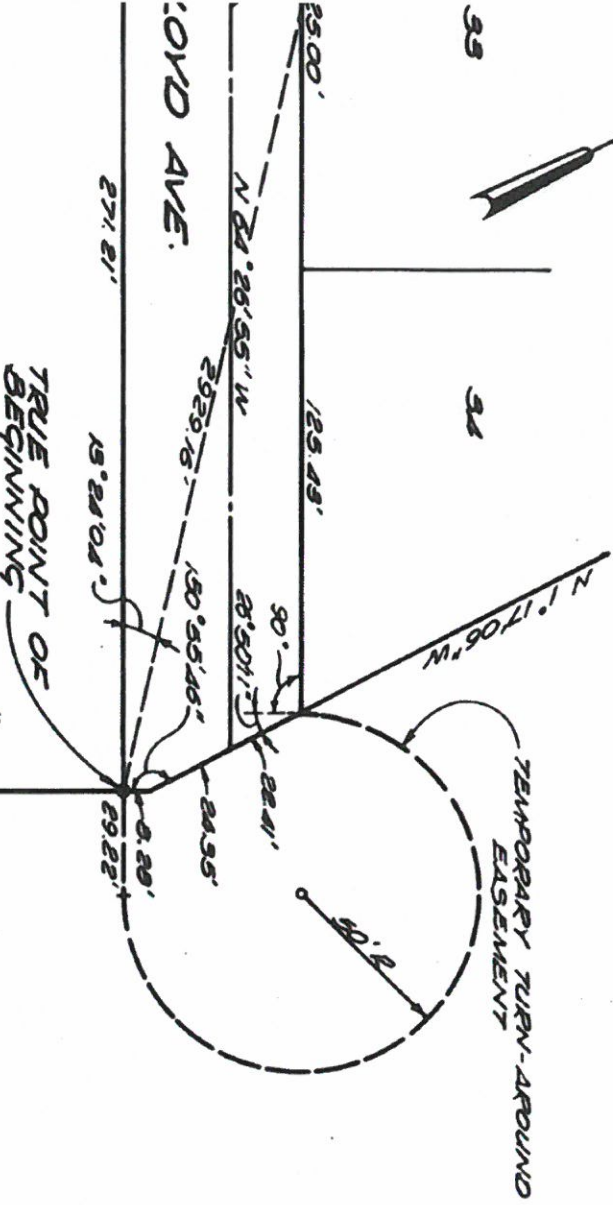
99139e  
SHEET 2 OF 2

SCALE: 1"=50'





SCALE 1" = 50'



TRACT A

SEVEN SPRINGS FILING # 1

EXHIBIT "A"

*Exhibit*  
**TIMBERLINE SURVEYING, INC.**

Land Surveying and Construction Staking  
7444 W. Chatfield Ave. Unit K  
Littleton, Colorado 80128  
(303) 971-0955 fax 971-0895

99139e  
SHEET 1 OF 2

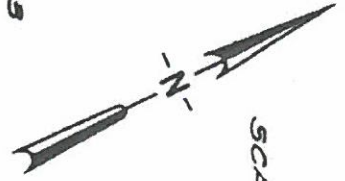
**LEGAL DESCRIPTION:**

**PARCEL B:**

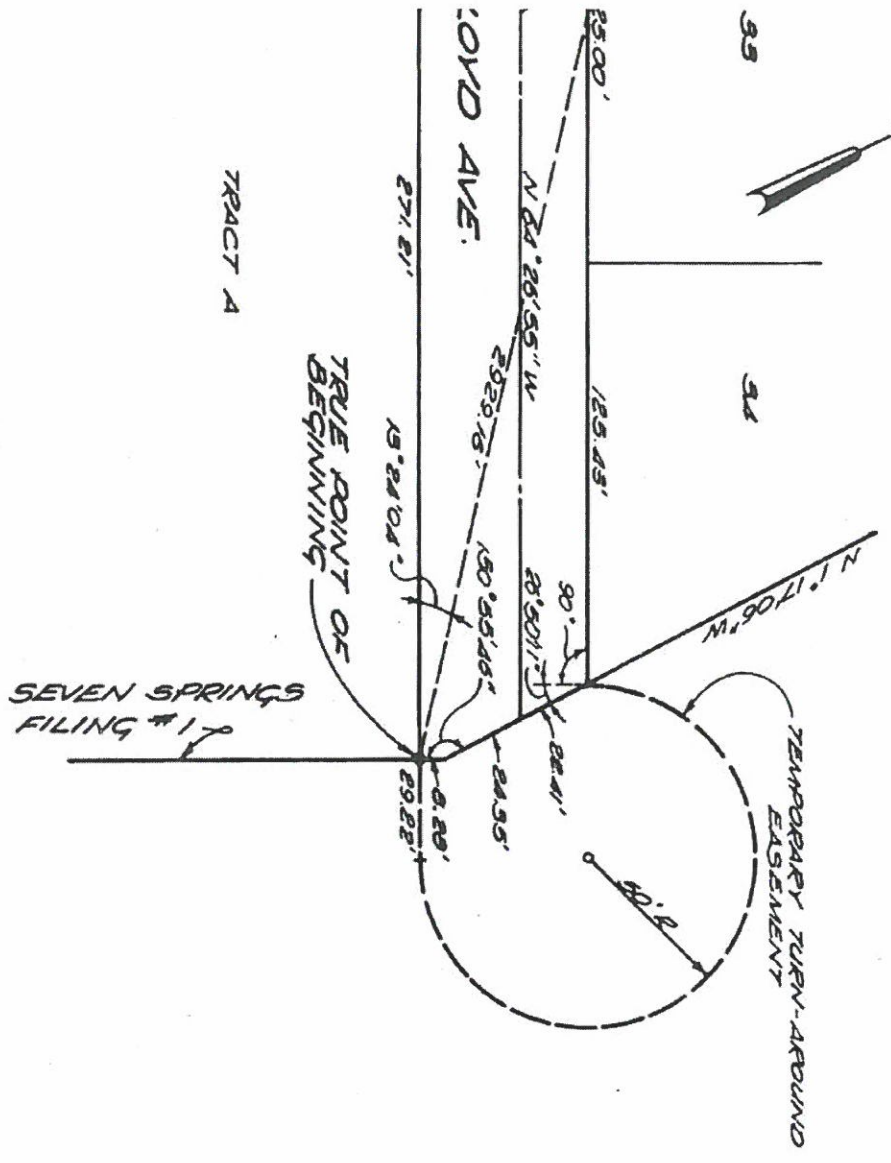
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH RIGHT OF WAY OF WEST FLOYD AVENUE, SAID POINT BEING THE NORTHEAST CORNER OF TRACT A, SEVEN SPRINGS FILING NO. 1; THENCE S64°26'57"E ALONG THE SOUTH RIGHT OF WAY OF WEST FLOYD AVENUE EXTENDED, SAID LINE BEING THE SOUTHWESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 1794 AT PAGE 98, A DISTANCE OF 2.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S64°26'57"E ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 1794 AT PAGE 98, A DISTANCE OF 27.08 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE, SAID CURVE BEING THE EASTERLY LIMITS OF SAID PARCEL DESCRIBED IN BOOK 1794 AT PAGE 98, AN ARC DISTANCE OF 103.93 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A DELTA OF 119°05'23" AND A CHORD THAT BEARS N56°00'22"E A DISTANCE OF 86.20 FEET TO A POINT OF NON-TANGENT CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 147.48 FEET, SAID CURVE HAVING A RADIUS OF 50.50 FEET, A DELTA OF 167°19'45" AND A CHORD THAT BEARS S32°01'02"W A DISTANCE OF 100.38 FEET TO A POINT OF TANGENT; THENCE N64°19'06"W, A DISTANCE OF 15.76 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 52.94 FEET, SAID CURVE HAVING A RADIUS OF 50.50 FEET, A DELTA OF 60°03'54" AND A CHORD THAT BEARS N34°17'09"W A DISTANCE OF 50.55 FEET TO THE POINT OF BEGINNING.





SCALE 1" = 50'



ENDING FILED JAN 1