



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: April 24, 2012
ROW #: 2008-0458-08 **SCHEDULE #:** Parcel # 1-0124200105000
Parcel # 2-0124200104000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Quentin St
Located at the intersection of Quentin Street and 44th Avenue.

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 Quentin Street. 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 La Quinta Inn & Suites DIA West.

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 Quentin St. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2008-0458-08-001) HERE.
INSERT PARCEL DESCRIPTION ROW # (2008-0458-08-002) HERE.

A map of the area to be dedicated is attached.

RD/JL/AP 

- cc: Asset Management, Steve Wirth
- City Councilperson, Chris Herndon, District #11
- 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, 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
- Department of Law, Arlene Dykstra
- Public Works Survey, John Lautenschlager
- Public Works Survey, Paul Rogalla
- Owner: City and County of Denver
- Project file folder 2008-0458-08



ORDINANCE/RESOLUTION REQUEST

Please email requests to Stacy Loucks 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: April 24, 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 of land as Public Right of Way as Quentin St
Located at the intersection of Quentin Street and 44th Avenue.

3. **Requesting Agency:** PW Right-of-Way Engineering Services

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

- **Name:** Adam Perkins
- **Phone:** 720-865-3036
- **Email:** Adap.Perkins@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 Quentin Street. 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 La Quinta Inn & Suites DIA West.

****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:** Quentin St and 44th Ave
- d. **Affected Council District:** Dist # 11 Herndon
- 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: _____



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EXECUTIVE SUMMARY

Project Title: 2008-0458-08 Dedication La Quinta Inn & Suites DIA West

Description of Proposed Project: This request is to dedicate a parcel of land as Public Right of Way as Quentin St. Located at the intersection of Quentin Street and 44th Avenue.

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, La Quinta Inn & Suites DIA West.

Quentin St. Parcel 1



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2010_Denver.jp2.1r1
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Map generated 3/28/2013 - 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.

Quentin St. Parcel 2



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2010_Denver.jp2.r1
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Map generated 3/29/2012 - 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 legal document.

Two parcels of land conveyed by General Warranty Deed to the City & County of Denver, recorded on the 18th of May 2010 by Reception Number 2010054107 in the City and County of Denver Clerk & Recorders Office being more particularly described as follows:

Parcel 1 (Described as Parcel B on deed)

A portion of Block 1, Montbello No.8 as platted in the records of the City and County of Denver, Colorado in Book 25 at Pages 103-105, being located in the NW 1/4, Section 24, Township 3 South, Range 67 West of the Sixth Principal Meridian, being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 24;
Thence N90°00'00"E, 60.00 feet to the east right-of-way line of Peoria Street;
Thence N0°00'00"E along said east line, 480.51 feet to a non-tangent, 90.00-foot radius curve in the south right-of-way line of E. 45th Avenue;
Thence northeasterly along said non-tangent, 90.00-foot radius curve (from which the center bears S53°44'56"E) concave southeasterly through a central angle of 53°44'56", a distance of 84.43 feet;
Thence S90°00'00"E along said south line, 82.42 feet to a tangent, 315.00-foot radius curve;
Thence easterly along said 315.00-foot radius curve, concave southerly through a central angle of 1°44'01", a distance of 9.53 feet
Thence through said Block along the following three courses:
1) S0°00'01"W, 5.51 feet to a non-tangent, 309.50-foot radius curve;
2) Easterly along said 309.50-foot radius curve (from which the center bears S 1°46' 14"W) concave southerly through a central angle of 47°13'47", a distance of 255.13 feet;
3) S40°59'59"E, 120.22 feet to a tangent, 92.50-foot radius curve; said point being to the Point of Beginning;
Thence Southerly along said 92.50-foot radius curve, concave westerly through a central angle of 40°57'46", a distance of 66.13 feet;
Thence S0°02' 13"E, 149.88 feet to the west right-of-way line of Quentin Street;
Thence along last said west line through the following three courses:
1) S90°00'00"E, 5.53 feet;
2) N0°02' 14"W, 149.89 feet to a tangent, 98.00-foot radius curve;
3) Northerly along said tangent, 98.00-foot radius curve, concave westerly through a central angle of 40°57'46", a distance of 70.06 feet to the southwesterly right-of-way line of E. 45th Avenue;
Thence S49°00'00"W, 5.52 feet to the Point of Beginning.

Said parcel as described contains 1,205 square feet, more or less.

Parcel 2 (Described as Parcel C on deed)

A portion of Block 1, Montbello No.8 as platted in the records of the City and County of Denver, Colorado in Book 25 at Pages 103-105, being located in the NW 1/4, Section 24, Township 3 South, Range 67 West of the Sixth Principal Meridian, being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 24;
Thence N90°00'00"E, 60.00 feet to the east right-of-way line of Peoria Street;
Thence N0°00'00"E along said east line, 159.09 feet to a tangent, 85.00-foot radius cusp in the north right-of-way line of E. 44th Avenue;
Thence easterly along said north line through the following three courses:
1) Southeasterly along said tangent, 85.00-foot radius cusp concave northeasterly through a central angle of 90°00'00", a distance of 133.52 feet;
2) N90°00'00"E, 375.00 feet to a tangent, 30.00-foot radius curve;
3) Easterly along said 30.00-foot radius curve, concave northerly through a central angle of 6°40'44", a distance of 3.50 feet to the Point of Beginning;
Thence N44°57'47"E. 37.23 feet to a non-tangent, 30.00-foot radius curve in the west right-of-way line of Quentin Street;
Thence southwesterly along said non-tangent, 30.00-foot radius curve (from which the center bears N83°23 '41"W), concave northwesterly through a central angle of 76°42'56", a distance of 40.17 feet to the Point of Beginning.

Said parcel as described contains 165 square feet, more or less.

BASIS OF BEARINGS

The west line, NW 1/4, Section 24, T. 3 S., R. 67 W of the 6th P.M. is assumed to bear N0°00'00"E. It is monumented at the West 1/4 Corner and at the NW Comer by a 3- 1/4" aluminum cap in range box PLS 13155.

After recording, return to:
Frank Trujillo
Division of Real Estate 10/0
201 West Colfax Avenue, Dept 382
Denver, CO 80202



2010054106
Page 1 of 6
05/18/2010 01:11P
City & County Of Denver W0 R0 00 D0 00

GENERAL WARRANTY DEED
(La Quinta-North Peoria Street)

THIS GENERAL WARRANTY DEED, made this 18th day of May, 2010, between **KNOWLIFE DEVELOPMENTS, LLC**, a Colorado limited liability company, whose address is 6400 South Fiddler's Green Circle, Greenwood Village, Colorado 80111 ("Grantor") and the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation and home rule city ("Grantee"), whose address is 1437 Bannock Street, Denver, Colorado 80202.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, its successors and assigns forever, all of the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described in Exhibit A, attached hereto and incorporated herein ("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 Grantor, either in law or equity, of, in and to the Property together with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, and its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at the time of the execution and delivery of this deed, it is well seized of the Property, 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 Property, and from as aforesaid, and that the Property is free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature.

CERTIFICATION
I, Maria Valera, Clerk and Recorder of the City and County of Denver State of Colorado, do hereby certify that the above described document to be a full, true and correct copy of the original document recorded in my office.

Maria Valera
Deputy County Clerk
Date 5-18-2010

Asset Mgmt. #: 10-033
Asset Management
Date: 5/18/2010
Approved: [Signature]
Project Description: La Quinta N. Peoria St.

Exhibit A

Legal Description

Parcel A

A portion of Block 1, Montbello No. 8 as platted in the records of the City and County of Denver, Colorado in Book 25 at Pages 103-105, being located in the NW ¼, Section 24, Township 3 South, Range 67 West of the Sixth Principal Meridian, being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 24;
Thence N90°00'00"E, 60.00 feet to the east right-of-way line of Peoria Street;
Thence N0°00'00"E along said east line, 159.09 feet to the Point of Beginning;
Thence continuing N0°00'00"E along said east line, 187.11 feet;
Thence N90°00'00"E, 3.47;
Thence S0°00'00"W, 211.14 feet to a non-tangent, 85.00-foot radius curve;
Thence northwesterly along said non-tangent, 85.00-foot radius curve (from which the center bears N73°34'43"E) concave northeasterly through a central angle of 16°25'17", a distance of 24.36 feet to the Point of Beginning.

Said parcel as described contains 705 square feet, more or less.

[BALANCE OF PAGE INTENTIONALLY LEFT BLANK]

Parcel B

A portion of Block 1, Montbello No. 8 as platted in the records of the City and County of Denver, Colorado in Book 25 at Pages 103-105, being located in the NW ¼, Section 24, Township 3 South, Range 67 West of the Sixth Principal Meridian, being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 24;
Thence N90°00'00"E, 60.00 feet to the east right-of-way line of Peoria Street;
Thence N0°00'00"E along said east line, 480.51 feet to a non-tangent, 90.00-foot radius curve in the south right-of-way line of E. 45th Avenue;
Thence northeasterly along said non-tangent, 90.00-foot radius curve (from which the center bears S53°44'56"E) concave southeasterly through a central angle of 53°44'56", a distance of 84.43 feet;
Thence S90°00'00"E along said south line, 82.42 feet to a tangent, 315.00-foot radius curve;
Thence easterly along said 315.00-foot radius curve, concave southerly through a central angle of 1°44'01", a distance of 9.53 feet to the Point of Beginning;

Thence through said Block along the following five courses:

- 1) S0°00'01"W, 5.51 feet to a non-tangent, 309.50-foot radius curve;
- 2) Easterly along said 309.50-foot radius curve (from which the center bears S1°46'14"W) concave southerly through a central angle of 47°13'47", a distance of 255.13 feet;
- 3) S40°59'59"E, 120.22 feet to a tangent, 92.50-foot radius curve;
- 4) Southerly along said 92.50-foot radius curve, concave westerly through a central angle of 40°57'46", a distance of 66.13 feet;
- 5) S0°02'13"E, 149.88 feet to the west right-of-way line of Quentin Street;

Thence along last said west line through the following three courses:

- 1) S90°00'00"E, 5.53 feet;
- 2) N0°02'14"W, 149.89 feet to a tangent, 98.00-foot radius curve;
- 3) Northerly along said tangent, 98.00-foot radius curve, concave westerly through a central angle of 40°57'46", a distance of 70.06 feet to the south right-of-way line of E. 45th Avenue;

Thence along said south line through the following two courses:

- 1) N41°00'00"W, 120.22 feet to a tangent, 315.00-foot radius curve;
- 2) Northwesterly along said 315.00-foot radius curve, concave southwestly through a central angle of 47°15'59", a distance of 259.86 feet to the Point of Beginning.

Said parcel as described contains 3,291 square feet, more or less.

Parcel C

A portion of Block 1, Montbello No. 8 as platted in the records of the City and County of Denver, Colorado in Book 25 at Pages 103-105, being located in the NW ¼, Section 24, Township 3 South, Range 67 West of the Sixth Principal Meridian, being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 24;
Thence N90°00'00"E, 60.00 feet to the east right-of-way line of Peoria Street;
Thence N0°00'00"E along said east line, 159.09 feet to a tangent, 85.00-foot radius cusp in the north right-of-way line of E. 44th Avenue;
Thence easterly along said north line through the following three courses:
1) Southeasterly along said tangent, 85.00-foot radius cusp concave northeasterly through a central angle of 90°00'00", a distance of 133.52 feet;
2) N90°00'00"E, 375.00 feet to a tangent, 30.00-foot radius curve;
3) Easterly along said 30.00-foot radius curve, concave northerly through a central angle of 6°40'44", a distance of 3.50 feet to the Point of Beginning;
Thence N44°57'47"E, 37.23 feet to a non-tangent, 30.00-foot radius curve in the west right-of-way line of Quentin Street;
Thence southwesterly along said non-tangent, 30.00-foot radius curve (from which the center bears N83°23'41"W), concave northwesterly through a central angle of 76°42'56", a distance of 40.17 feet to the Point of Beginning.

Said parcel as described contains 165 square feet, more or less.

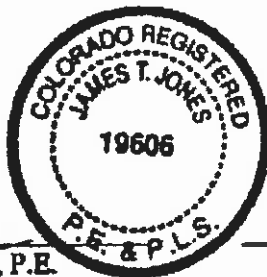
BASIS OF BEARINGS

The west line, NW ¼, Section 24, T. 3 S., R. 67 W of the 6th P.M. is assumed to bear N0°00'00"E. It is monumented at the West ¼ Corner and at the NW Corner by a 3-1/4" aluminum cap in range box PLS 13155.

CERTIFICATION

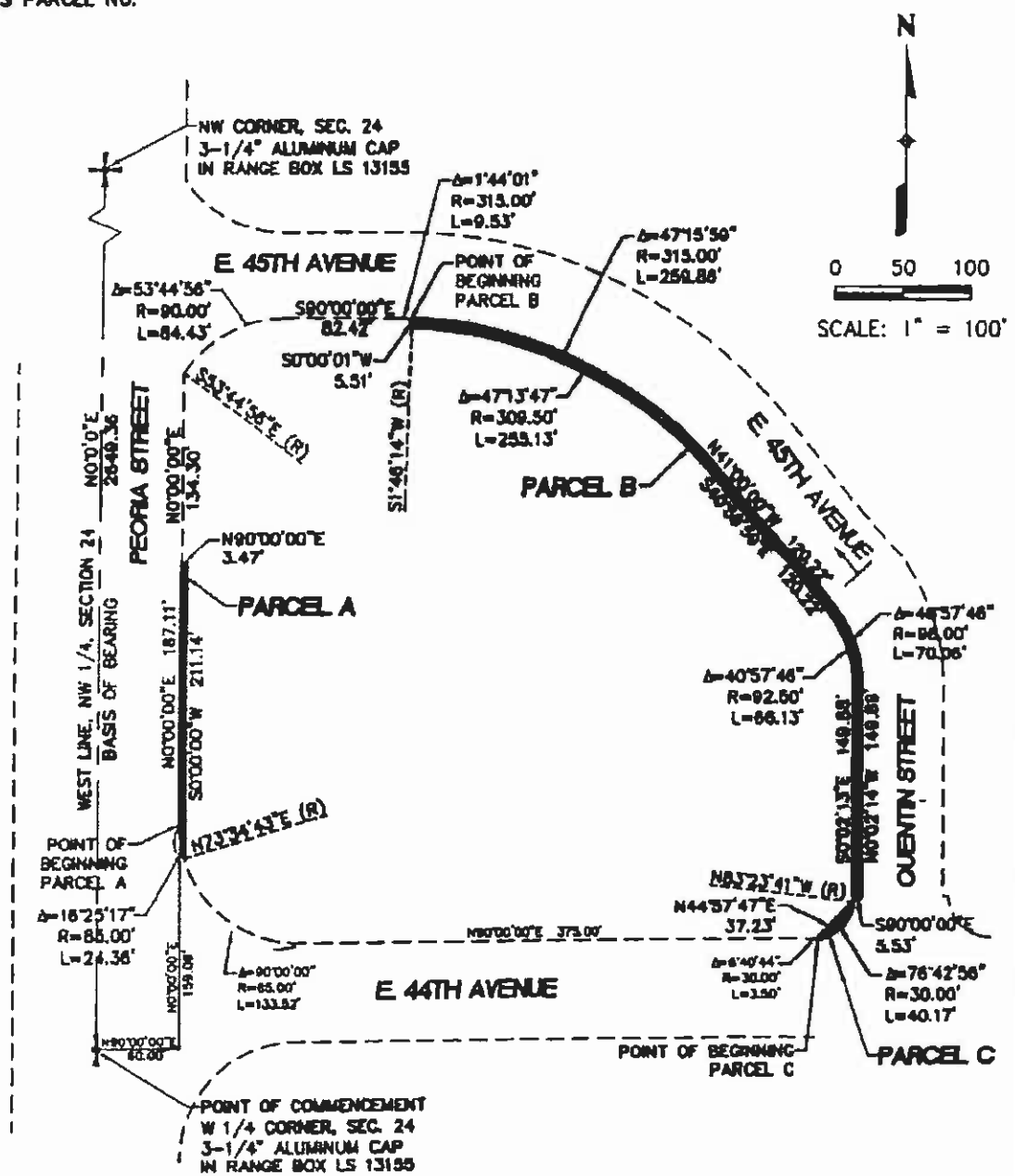

James T. Jones, P.L.S., P.E.

For and on behalf of
Jones Engineering Associates, Inc.
2120 W. Littleton Blvd., Suite 205
Littleton, Colorado 80120



5/10/10
Date

EXHIBIT FOR DEDICATION OF RIGHT OF WAY
R.O.W PROJECT NO. 2008000177
DES PARCEL NO.



PARCEL A AREA = 705 SF
 PARCEL B AREA = 3,291 SF
 PARCEL C AREA = 165 SF

RIGHT-OF-WAY DEDICATION
 LA QUINTA INN & SUITES
 JOB NO. 8111
 MAY 10, 2010
 SHEET 4 OF 4

**JONES ENGINEERING
 ASSOC., INC.**
 3110 W. Larkston Blvd., Suite 205
 Littleton, Colorado 80120
 Phone: 303-734-0283 Fax: 303-734-0285