



**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:** February 26, 2014  
**ROW #:** 2014-0051-12                      **SCHEDULE #:** 0116300004000  
**TITLE:** This request is to dedicate a City owned land as Northfield Quebec St.  
Located near the intersection of N. Quebec and Northfield Blvd.  
**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 Northfield Quebec 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 Northfield Quebec St. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW (2014-0051-12-001) HERE.**

A map of the area to be dedicated is attached.

RD/JL/BLV

cc: Asset Management, Steve Wirth  
City Councilperson & Aides, 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, 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, Tony Lopez  
Public Works Survey, Paul Rogalla  
Owner: City and County of Denver  
Project file folder 2014-0051-12

**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: February 26, 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 N Quebec St.  
Located near the intersection of N. Quebec and Northfield Blvd.

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 N Quebec 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:** Intersection of N. Quebec St and Northfield Blvd
- d. **Affected Council District:** Chris Herndon District 11
- 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: 2014-0051-12 Dedication N Quebec and Northfield Blvd**

**Description of Proposed Project: 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 N Quebec 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.**

# Parcel 2: Northfield-Quebec St. Dedication



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Schedule Numbers
- Parcels
- mask
- 2012\_Denver.jp2.1r1
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Map generated 11/20/2013 - 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.

A parcel of land located in the Southwest Quarter of Section 16, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

A parcel of land conveyed by Special Warranty Deed to the City & County of Denver, recorded on the 13th of November 2013, at Reception Number 2013163913 in the City and County of Denver Clerk & Recorder's Office, State of Colorado, being more particularly described as follows:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16, WHENCE THE WEST QUARTER CORNER THEREOF BEARS  $N00^{\circ}30'57''W$ , A DISTANCE OF 2657.08 FEET;

THENCE  $N00^{\circ}30'57''W$ , ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 830.92 FEET;

THENCE  $N89^{\circ}29'03''E$ , PERPENDICULAR TO THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 758.71 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND AS RECORDED JUNE 10, 1964 IN BOOK 1156 AT PAGE 16, BEING THE POINT OF BEGINNING;

THENCE  $N89^{\circ}38'49''E$ , ALONG THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 415.56 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA OF  $10^{\circ}55'49''$ , A RADIUS OF 718.00 FEET, AN ARC LENGTH OF 136.97 FEET AND A CHORD BEARING  $S66^{\circ}03'08''E$ , A DISTANCE OF 136.77 FEET TO A POINT OF NON-TANGENT;

THENCE  $S81^{\circ}24'32''E$ , ALONG SAID NON-TANGENT, A DISTANCE OF 92.48 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA OF  $11^{\circ}05'22''$ , A RADIUS OF 708.00 FEET, AN ARC LENGTH OF 137.03 FEET AND A CHORD BEARING  $S84^{\circ}27'19''E$ , A DISTANCE OF 136.82 FEET TO A POINT OF TANGENT;

THENCE  $N90^{\circ}00'00''E$ , ALONG SAID TANGENT, A DISTANCE OF 81.09 FEET;

THENCE  $S00^{\circ}00'00''E$ , A DISTANCE OF 235.00 FEET;

THENCE  $N90^{\circ}00'00''W$ , A DISTANCE OF 76.50 FEET TO A POINT OF CURVE;

THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF  $79^{\circ}30'02''$ , A RADIUS OF 307.00 FEET AND AN ARC LENGTH OF 425.98 FEET TO A POINT OF NON-TANGENT;

THENCE  $S10^{\circ}18'07''W$ , ALONG SAID NON-TANGENT, A DISTANCE OF 161.93 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA OF  $12^{\circ}36'01''$ , A RADIUS OF 915.00 FEET, AN ARC LENGTH OF 201.23 FEET AND A CHORD BEARING  $S26^{\circ}59'35''W$ , A DISTANCE OF 200.82 FEET TO A POINT OF TANGENT;

THENCE S33°17'35"W, ALONG SAID TANGENT, A DISTANCE OF 259.41 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 270 AS RECORDED JUNE 10, 1964 IN BOOK 1156 AT PAGE 16;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. N28°09'38"W, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 57.67 FEET TO A POINT ON A NON-TANGENT CURVE;
2. ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA OF 18°13'54", A RADIUS OF 816.30 FEET, AN ARC LENGTH OF 259.75 FEET AND A CHORD BEARING N22°57'07"E, A DISTANCE OF 258.65 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16;
3. CONTINUING ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A DELTA OF 65°07'07", A RADIUS OF 816.30 FEET, AN ARC LENGTH OF 927.75 FEET AND A CHORD BEARING N18°43'23"W, A DISTANCE OF 878.62 FEET TO THE POINT OF BEGINNING.



11/13/2013 10:05 AM  
City & County of Denver  
Electronically Recorded

R \$36.00

WD

D \$0.00

After Recording, Return to:

City Attorney's Office  
201 West Colfax, Department 1207  
Denver, Colorado 80202  
Attn: Karen Aviles

**SPECIAL WARRANTY DEED**  
**(Quebec Street Right-of-Way – Parcel 1)**

THIS SPECIAL WARRANTY DEED ("Deed") is made this 28<sup>th</sup> day of OCTOBER, 2013, between PARK CREEK METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is 7350 East 29<sup>th</sup> Avenue, Suite 300, Denver, Colorado 80238 ("Grantor") and the CITY AND COUNTY OF DENVER, a municipal corporation of the State of Colorado ("Grantee"), whose address is 1437 Bannock Street, Denver, Colorado 80202.

WITNESSETH, that the Grantor, for and in consideration of less than Five Hundred Dollars (\$500.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does hereby grant, bargain, sell, convey and confirm unto the Grantee and its successors and assigns forever, all the real property, together with all improvements thereon owned by Grantor, if any, situate, lying and being in the City and County of Denver, State of Colorado, described as follows (the "Property"):

**Quebec Street Right-of-Way – Parcel 1**

One parcel of land identified as Parcel No. 1 and being more particularly described on Exhibit A (consisting of two pages) as attached and incorporated herein by this reference.

RESERVING, HOWEVER, unto Grantor, its successors and assigns any and all minerals, oil, gas, and other hydrocarbon substances on or under the property, to the extent owned by Grantor,

TOGETHER with all rights, privileges and easements appurtenant to the Property, if any, including without limitation, any and all development rights, air rights, ditches and ditch rights (including shares, if any, in any ditch company) appurtenant to the Property.

TO HAVE AND TO HOLD the said Property above bargained and described with the appurtenances, unto the Grantee and its successors and assigns forever. The Grantor, for itself and its successors and assigns, does hereby covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above bargained Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the


H0359945

HTC

Grantor, except those Permitted Exceptions set forth on Exhibit B (consisting of two pages), as attached hereto and incorporated by this reference.

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

PARK CREEK METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

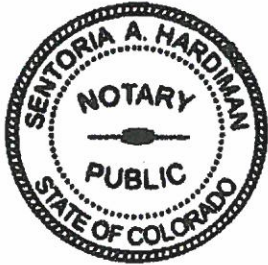
By:   
Cheryl Cohen-Vader, First Vice President

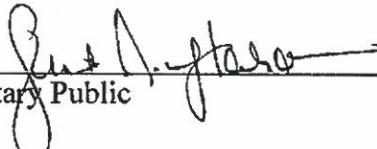
STATE OF COLORADO )  
 ) ss.  
CITY AND COUNTY OF DENVER )

The foregoing Special Warranty Deed was acknowledged before me by Cheryl Cohen-Vader, as First Vice President of Park Creek Metropolitan District, this 28 day of DECEMBER, 2013.

Witness my hand and official seal.

My commission expires: 1-30-11



  
Notary Public



**EXHIBIT A**

(Attached to and made a part of Special Warranty Deed for Quebec Street Right-of-Way – Parcel 1 between Park Creek Metropolitan District “Grantor” and City and County of Denver “Grantee” dated Oct 28, 2013.)

**Parcel No. 1**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 AND THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**EXHIBIT B****PERMITTED EXCEPTIONS**

(Attached to and made a part of Special Warranty Deed Quebec Street Right-of-Way – Parcel 1 between the Park Creek Metropolitan District “Grantor” and City and County of Denver “Grantee” dated Oct 28, 2013)

9. Terms, conditions, provisions, burdens and obligations as set forth in Zoning Ordinances recorded March 14, 1995 under Reception No. 9500028637 and March 29, 1995 under Reception No's. 9500035123, 9500035124 and 9500035125, and Ordinance No. 326, recorded June 23, 2004 under Reception No. 2004131454.
10. Intentionally deleted.
11. Any tax, lien, fee, or assessment by reason of inclusion of subject property in the Westerly Creek Metropolitan District, as evidenced by instrument recorded July 8, 2004, under Reception No. 2004144924.
12. Terms, conditions and provisions, burdens and obligations as set forth in Stapleton Redevelopment, General Development Plan - North Area, recorded July 27, 2004 under Reception No. 2004157615 and July 22, 2009 at Reception No. 2009093987.
13. Ordinance No. 205, Series of 2005, recorded April 8, 2005 under Reception No. 2005058645.
14. Recording of waivers of certain rights and/or reasonable conditions in accordance with Article IX of the Revised Municipal Code of the City and County of Denver (Zoning Chapter) recorded May 6, 2005 under reception No 2005074126.
15. Intentionally deleted.
16. Intentionally deleted.
17. All rights to any and all minerals, ores, and metals of every kind and character and all coal, asphaltum, oil and other like substances in or under said land and the right of ingress and egress for the purpose of mining together with enough of the surface of same as may be necessary for the proper and convenient working of such minerals and substances as reserved in Patent recorded December 06, 1911 in Book 57 at Page 277, July 25, 1924 in Book 127 at Page 393 and March 3, 1925 in Book 132 at Page 654 (Adams County records).
18. Intentionally deleted.

19. Intentionally deleted.
20. Intentionally deleted.
21. Intentionally deleted.
22. Intentionally deleted.
23. Intentionally deleted.
24. Those terms, conditions, reservations, easements and restrictions as contained in Bargain and Sale Deed by and between the City and County of Denver and Stapleton Development Corporation, a Colorado non-profit Corporation recorded March 18, 2004 at Reception No. 2004072686 and 2004072711.

Note: Quit Claim Deed relinquishing mineral reservations referenced in the above Deed recorded March 18, 2004 at Reception No. 2004072690.

25. Intentionally deleted.
26. Any tax, lien, fee, or assessment by reason of inclusion of subject property in the Westerly Creek Metropolitan District, as evidenced by instrument recorded May 6, 2004, at Reception No. 2004101041.
27. Intentionally deleted.