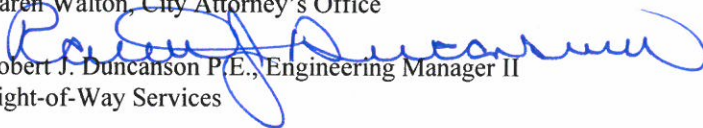




**Department of Public Works**  
Permit Operations and Right of Way Enforcement  
201 W. Colfax Avenue, Dept. 507  
Denver, CO 80202  
P: 720-865-2782  
F: 720-865-3280  
www.denvergov.org/pwprs

## 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 27, 2015

**ROW #:** 2015-0097-01      **SCHEDULE #:** Adjacent to: 0231204016000, 0231204015000  
0231204014000, 0231204023000, 0231204022000, 0231204026000, 0231204024000, and  
0231204025000

**TITLE:** This request is to dedicate a City owned land as Oak St.  
Located near the intersection of Oak St. and W. 26<sup>th</sup> Ave.

**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 Oak 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 Oak St. The land is described as follows.

### INSERT PARCEL DESCRIPTION ROW (2015-0097-0001) HERE.

A map of the area to be dedicated is attached.

RD/JL/BLV

cc: Asset Management, Steve Wirth  
City Councilperson & Aides, Susan Shepard District # 1  
City Council Staff, Gretchen Williams  
Environmental Services, David Erickson  
Public Works, Manager's Office, Alba Castro  
Public Works, Manager's Office, Angela Casias  
Public Works, Right-of-Way Engineering Services, Rob Duncanson  
Department of Law, Karen Aviles  
Department of Law, Brent Eisen  
Department of Law, Caroline Martin  
Public Works Survey, John Lautenschlager  
Public Works Survey, Ali Gulaid  
Owner: City and County of Denver  
Project file folder 2015-0097-01

## ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias  
at [Angela.Casias@DenverGov.org](mailto:Angela.Casias@DenverGov.org) by 12:00 pm on Monday.

Date of Request: February 27, 2015

Please mark one:  Bill Request or  Resolution Request

Is this request:  A new contract\*  A contract amendment\* or  Neither

\*If this request is a contract or an amendment, is it:

A revenue agreement or  An expenditure agreement

Contract Control Number:

Contract Terms/Dates:

Costs (if this is a contract amendment please include the original cost, additional cost and new total. *Failure to provide this information may delay processing*):

1. **Bill Description for the City Council Agenda:** (please give a one sentence description of the ordinance request. Describe if the request is a contract, amendment, lease, grant, change to code, rezoning, etc. and any other information that Council needs to approve the request)

This request is to dedicate a City owned land as Oak St.  
Located near the intersection of Oak St. and W. 26th Ave.

2. **Requesting Agency:** PW Right of Way Engineering Services

3. **Contact Person:** (Subject Matter Expert on the request)

- **Name:** Barbara Valdez
- **Phone:** 720-865-3153
- **Email:** [Barbara.valdez@denvergov.org](mailto:Barbara.valdez@denvergov.org)

4. **Contact Person:** (Please list the person who will read this item at Mayor Council and attend first and second reading to answer questions)

- **Name:** Angela Casias
- **Phone:** 720-913-8529
- **Email:** [Angela.Casias@denvergov.org](mailto:Angela.Casias@denvergov.org)

5. **Background on the request:**

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 Oak St.

6. **Please complete the following fields:**

- A. **Location:** W. 26<sup>th</sup> Ave and Oak St.
- B. **Affected Council District:** Dist. 1 Susan Shepard
- C. **Benefits:** N/A

7. **Is there any controversy surrounding this ordinance? Please explain.**

N/A

*To be completed by Mayor's Legislative Team:*

SIRE Tracking Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_



**DENVER**  
THE MILE HIGH CITY

## EXECUTIVE SUMMARY

**Project Title: Dedication 2015-0097-01 W. 26<sup>th</sup> Ave. and Oak St.**

**Description of Proposed Project: This request is to dedicate a City owned land as Oak St. Located near the intersection of Oak St. and W. 26th 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.**

**PW Legal Description No. 2015-0097-01-001**

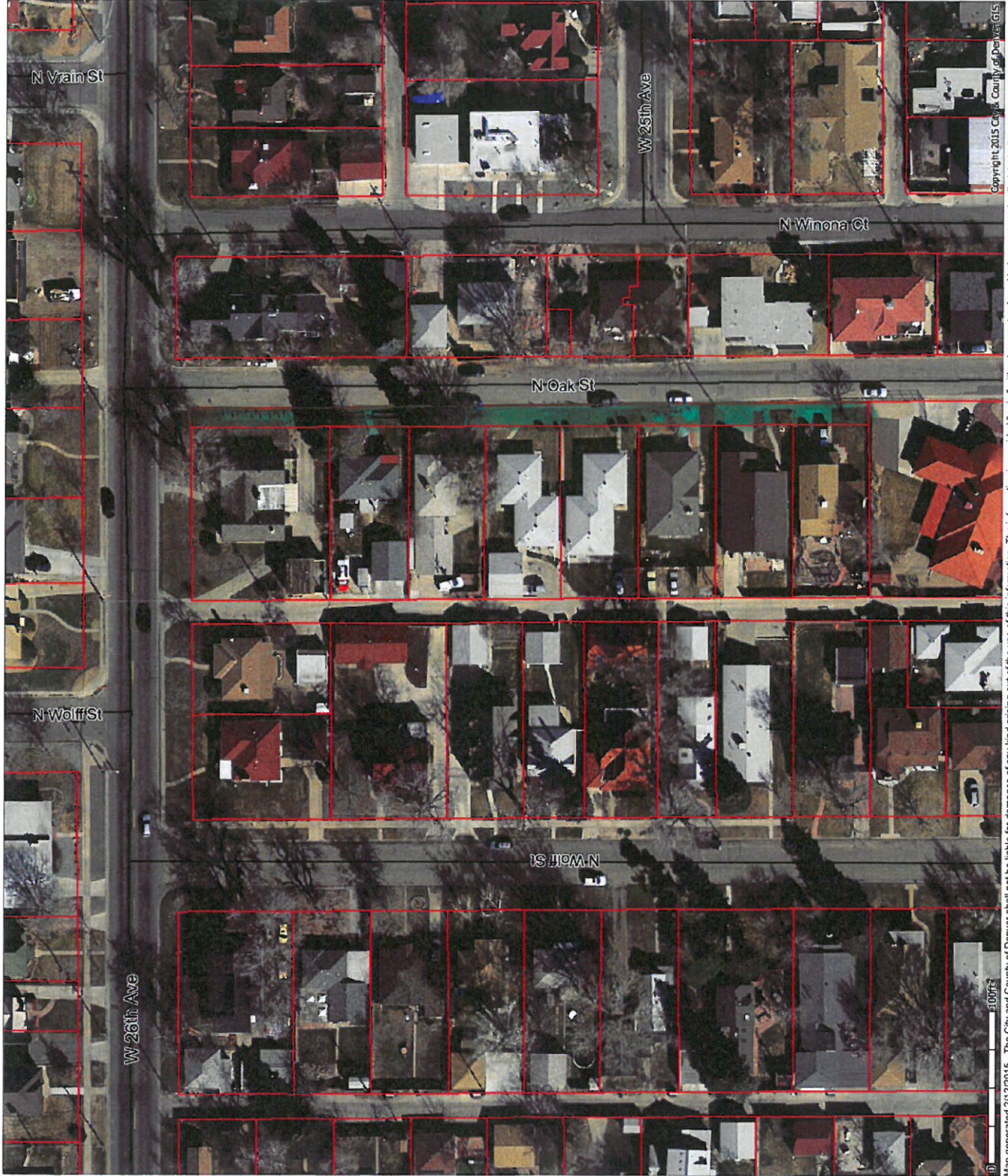
**A parcel of land located in the Northwest 1/4 of Section 31, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.**

**A parcel of land conveyed by Quit Claim Deed to the City & County of Denver, recorded on the 21st of May 1941 in Book 5490 Page 422 at the City and County of Denver Clerk & Records Office being more particularly described as follows:**

**The east fifteen (15) feet of Lots 31 to 48, both inclusive, Block 1, Sloan Lake Park Addition.**



# Oak St.



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Parks
- mask
- 2012\_Denver.jp2.ir1
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Map generated 2/12/2015 - 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.

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# Oak St.



Copyright 2015 City & County of Denver GIS  
Map generated 2/12/2015 - 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.



Recorded at 11.25 o'clock A M May 21, 1941

Reception No. 709440 GEORGE F. ROCK Recorder.

This Deed, Made this 29th day of July in the year of our Lord one thousand nine hundred and forty between Hugo C. Meyer of El Paso County, State of Texas; Dwight M. Gates, also known as D. Minor Gates, also known as Dwight Minor Gates; Clare R. Gates, of the City and County of Denver and State of Colorado, organized and existing under and by virtue of the laws of the State of Colorado, of the second part,

(Cork St)

WITNESSETH that the said part 1 of the first part, for and in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration DOLLARS, to the said part 1 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, heirs, successors and assigns forever, all the right, title, interest, claim and demand which the said parties of the first part have in and to the following described real estate situate, lying and being in the City and County of Denver and State of Colorado, to-wit:

The east fifteen (15) feet of lots 21 to 48, both inclusive, Block 1, Sloan Lake Park Addition,

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said part 1 of the first part, either in law or equity, to the only proper use, benefit and behoof of the said part 1 of the second part, its successors, heirs and assigns forever.

IN WITNESS WHEREOF, The said part 1 of the first part have hereunto set their hands and seal this day and year first above written.

Signed, Sealed and Delivered in the Presence of

Hugo C. Meyer [SEAL]
Dwight M. Gates [SEAL]
also known as D. Minor Gates [SEAL]
also known as Dwight Minor Gates [SEAL]
Clare R. Gates (Seal)

STATE OF COLORADO, City and County of Denver

The foregoing instrument was acknowledged before me this 29th day of July A.D. 1940 by Dwight M. Gates, also known as D. Minor Gates, also known as Dwight Minor Gates, and Clare R. Gates, my commission expires [Signature] Notary Public.

Approved by the Mayor only, [Signature] Attorney for City and County of Denver.

Alberico Halteman Notary Public.

Rescription O.K. C. Stoll

BOOK 5490 - PAGE 422



No. 709140

QUIT CLAIM DEED

Hugo C. Meyer, et al

TO City and County of Denver

STATE OF COLORADO

CITY & COUNTY OF DENVER

I hereby certify that this instrument was filed

for record in my office at 11:50

July 21 1940

and is duly recorded in book 5490

page 423

By *[Signature]*

Fee \$ 50 QUIT BUSINESS - NO REC

Return to *[Signature]*  
Room 371 City & County Bldg.  
Denver, Colorado.

STATE OF TEXAS }  
County of EL PASO } SS.

15th The foregoing instrument was acknowledged before me this day of July, A. D. 1940, by Hugo C. Meyer.

My Commission expires May 31 1941.

Witness my hand and official seal.

*[Signature]*  
Notary Public.







Real Property Records

Date last updated: Thursday, February 12, 2015

**Real Property Records Search**

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

[Link to real property information for this property](#)

[Link to comparable sales information for this property](#)

[Link to chain of title information for this property](#)

[Link to property sales information for this neighborhood](#)

[Back to Property List](#)

[Link to property tax information for this property](#)

[Link to property sales information for all Denver neighborhoods](#)

[Link to map/historic district listing for this Property](#)

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PROPERTY INFORMATION

Property Type: RESIDENTIAL

Parcel: 0231204016000

Name and Address Information

Legal Description

BRUSH,EDMUND F & SHELIA M

4700 W 26TH AVE

DENVER, CO 80212-1304

W 112 1/2FT OF L 45 TO 48 INC  
BLK 1 SLOAN LAKE PARK ADD

Property Address: 4700 W 26TH AVE

Tax District DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	313600	24960		
Improvements	89100	7090		
Total	402700	32050	0	32050
Prior Year				
Land	313600	24960		
Improvements	89100	7090		
Total	402700	32050	0	32050

Style: One Story

Reception No.: 2008061480

Year Built: 1948

Recording Date: 05/05/08

Building Sqr. Foot: 1,991

Document Type: Warranty

Bedrooms: 3

Sale Price: 320000

Baths Full/Half: 2/0

Mill Levy: 83.054

Basement/Finished: 269/269

Lot Size: 10,100

[Click here for current zoning](#)



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PROPERTY INFORMATION

Property Type: RESIDENTIAL

Parcel: 0231204015000

Name and Address Information

Legal Description

BERNIER, MATTHEW J

2525 OAK ST

DENVER, CO 80212-1323

L 43 & 44 EXC E 15FT TO CITY

BLK 1 SLOAN LAKE PARK AD D

Property Address: 2525 OAK ST

Tax District

DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	195000	15520		
Improvements	185900	14800		
Total	380900	30320	0	30320
Prior Year				
Land	195000	15520		
Improvements	185900	14800		
Total	380900	30320	0	30320

Style: One Story

Reception No.: 0000112183

Year Built: 1952

Recording Date: 06/06/03

Building Sqr. Foot: 938

Document Type: Warranty

Bedrooms: 2

Sale Price: 288900

Baths Full/Half: 2/0

Mill Levy: 83.054

Basement/Finished: 938/822

Lot Size: 5,620

[Click here for current zoning](#)





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PROPERTY INFORMATION

Property Type: RESIDENTIAL DUPLEX

Parcel: 0231204014000

Name and Address Information

Legal Description

STONE,PERRY RICHARD

2515 OAK ST

DENVER, CO 80212-1323

L 41 & 42 EXC E 15FT TO CITY

BLK 1 SLOANS LAKE PARK ADD

Property Address: 2513 OAK ST

Tax District

DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	195400	15550		
Improvements	73200	5830		
Total	268600	21380	0	21380
Prior Year				
Land	195400	15550		
Improvements	73200	5830		
Total	268600	21380	0	21380

Style: Other

Reception No.: 0000006740

Year Built: 1953

Recording Date: 01/23/90

Building Sqr. Foot: 1,636

Document Type: Quit Claim

Bedrooms:

Sale Price:

Baths Full/Half: 0/0

Mill Levy: 83.054

Basement/Finished: 0/0

Lot Size: 5,630

[Click here for current zoning](#)



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PROPERTY INFORMATION

Property Type: RESIDENTIAL DUPLEX

Parcel: 0231204023000

Name and Address Information

Legal Description

2507-09 OAK LLC

2481 YATES ST

DENVER, CO 80212-1348

L 39 & 40 BLK 1 SLOAN LAKE

PARK ADD EXC E 15FT TO CITY

Property Address: 2507 OAK ST

Tax District

DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	195000	15520		
Improvements	53300	4240		
Total	248300	19760	0	19760
Prior Year				
Land	195000	15520		
Improvements	53300	4240		
Total	248300	19760	0	19760

Style: Other

Reception No.: 2014149737

Year Built: 1955

Recording Date: 12/10/14

Building Sqr. Foot: 1,334

Document Type: Quit Claim

Bedrooms:

Sale Price:

Baths Full/Half: 0/0

Mill Levy: 83.054

Basement/Finished: 0/0

Lot Size: 5,620

[Click here for current zoning](#)





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[Back to Property List](#)

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PROPERTY INFORMATION

Property Type: RESIDENTIAL DUPLEX

Parcel: 0231204022000

Name and Address Information

Legal Description

2501-03 OAK STREET LLC

2481 YATES ST

DENVER, CO 80212-1348

L 37 & 38 BLK 1 SLOAN LAKE

PARK ADD EXC E 15FT TO CITY

Property Address: 2501 OAK ST

Tax District

DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	195000	15520		
Improvements	36400	2900		
Total	231400	18420	0	18420
Prior Year				
Land	195000	15520		
Improvements	36400	2900		
Total	231400	18420	0	18420

Style: Other

Reception No.: 2014149745

Year Built: 1954

Recording Date: 12/10/14

Building Sqr. Foot: 1,548

Document Type: Quit Claim

Bedrooms:

Sale Price:

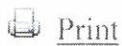
Baths Full/Half: 0/0

Mill Levy: 83.054

Basement/Finished: 0/0

Lot Size: 5,620

[Click here for current zoning](#)



Real Property Records

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PROPERTY INFORMATION

Property Type: RESIDENTIAL

Parcel: 0231204026000

Name and Address Information

Legal Description

SMILACK,JACQUELINE

SMILACK,SIMEON

2485 OAK ST

DENVER, CO 80212-1323

Property Address: 2485 OAK ST

L 35 & 36 EXC E 15FT TO CITY  
BLK 1 SLOAN LAKE PARK ADD

Tax District DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	195000	15520		
Improvements	62200	4950		
Total	257200	20470	0	20470
Prior Year				
Land	195000	15520		
Improvements	62200	4950		
Total	257200	20470	0	20470

Style: One Story

Reception No.: 2009056585

Year Built: 1954

Recording Date: 05/07/09

Building Sqr. Foot: 1,386

Document Type: Warranty

Bedrooms: 2

Sale Price:

Baths Full/Half: 1/0

Mill Levy: 83.054

Basement/Finished: 0/0

[Click here for current](#)





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PROPERTY INFORMATION

Property Type: RESIDENTIAL

Parcel: 0231204024000

Name and Address Information

Legal Description

HELM,LORETTA P

2475 OAK ST

DENVER, CO 80212-1323

Property Address: 2475 OAK ST

L 33 & 34 EXC E 15FT TO CITY  
BLK 1 SLOAN LAKE PARK ADD

Tax District DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	195000	15520		
Improvements	126900	10100		
Total	321900	25620	0	25620
Prior Year				
Land	195000	15520		
Improvements	126900	10100		
Total	321900	25620	0	25620

Style: One Story

Year Built: 1997

Building Sqr. Foot: 1,628

Bedrooms: 3

Baths Full/Half: 2/0

Basement/Finished: 0/0

Reception No.: 2007063180

Recording Date: 04/19/07

Document Type: Warranty

Sale Price: 371100

Mill Levy: 83.054

Lot Size: 5,620

[Click here for current zoning](#)



Real Property Records

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PROPERTY INFORMATION

Property Type: RESIDENTIAL

Parcel: 0231204025000

Name and Address Information

Legal Description

SOLIZ,JOSE A

PO BOX 140963

DENVER, CO 80214-0963

L 31 & 32 EXC E 15FT TO CITY  
BLK 1 SLOAN LAKE PARK ADD

Property Address: 2465 OAK ST

Tax District DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	195000	15520		
Improvements	123700	9850		
Total	318700	25370	0	25370
Prior Year				
Land	195000	15520		
Improvements	123700	9850		
Total	318700	25370	0	25370

Style: Two Story

Reception No.: 0000089145

Year Built: 1982

Recording Date: 09/26/89

Building Sqr. Foot: 1,628

Document Type: Warranty

Bedrooms: 3

Sale Price:

Baths Full/Half: 2/1

Mill Levy: 83.054

Basement/Finished: 0/0

Lot Size: 5,620

[Click here for current zoning](#)