



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Charlene Thompson, City Attorney's Office
FROM: Robert J. Duncanson P.E., Engineering Manager II
Right-of-Way Services
DATE: June 23, 2016
ROW #: 2016-Dedication-0000105 **SCHEDULE #:** 0522714012000
TITLE: This request is to dedicate a parcel of land as Public Right of Way as Public Alley.
Located at the intersection of S. Grant St. and E. Mexico 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 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 **(1686 S. Grant Triplex)**

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 Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2016-Dedication-0000105-001) HERE.

A map of the area to be dedicated is attached.

RD/RE/BLV

cc: Asset Management, Steve Wirth
City Councilperson & Aides, Jolon Clark District # 7
Council Aide Maggie Thompson
Council Aide Anita Banuelos
City Council Staff, Shelley Smith
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, Brent Eisen
Department of Law, Stan Lechman
Department of Law, Adam Hernandez
Department of Law, Cynthia Devereaux
Public Works Survey, Ron Ellis
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2016-Dedication-0000105

ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias
at angela.casias@DenverGov.org by 12:00 pm 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: June 23, 2016

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, contract amendment, municipal code change, supplemental request, etc.)*

This request is to dedicate a parcel of land as Public Right of Way as Public Alley.
Located at the intersection of S. Grant St. and E. Mexico Ave.

3. **Requesting Agency:** Public Works – Right-of-Way Services / Survey

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

- **Name:** Barbara Valdez
- **Phone:** 720-865-3153
- **Email:** 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:** Angela Casias
- **Phone:** 720-913-8529
- **Email:** Angela.Casias@denvergov.org

6. **General description/background 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 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 (1686 S. Grant Triplex)

****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 – please do not leave blank.)*

- a. **Contract Control Number:** N/A
- b. **Contract Term:** N/A
- c. **Location:** S. Grant St. and E. Mexico Ave.
- d. **Affected Council District:** Jolon Clark Dist. 7
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):** 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: 2016-Dedication-0000105 Dedication, 1686 S. Grant Triplex

Description of Proposed Project: Dedicate a parcel of public right of way as Public Alley.

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, 1686 S. Grant Triplex

PW Legal Description No. 2016-Dedication-0000105-001

A parcel of land being a portion of lots 22-24 inclusive, Block 4, The First Santa Fe Addition to the Town of South Denver, City and County of Denver, State of Colorado, in Section 22, Township 4 South, Range 68 West, of the 6th P.M.

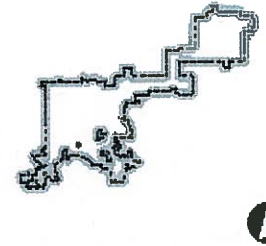
Beginning at the Southeast corner of Lot 24 and considering the south line of lot 24 to bear S 89°30'00" W with all bearings contained herein relative thereto;

Thence N 00°00'00" E along said East line of Lots 22-24 inclusive a distance of 66.32 feet to the Northeast corner of Lot 22;

Thence S 89°30'00" W along the North Line of Lot 22 a distance of 1.00 foot;

Thence S 00°00'00" W a distance of 66 .32 feet to a point on the South Line of Lot 24;

Thence N 89°30'00" W along the South Line of Lot 24 a distance of 1.00 foot to the point of beginning.



Legend

- Active Addresses**
 - Associated
 - Land
 - Structure
 - Utility
- Streams
- Irrigation Ditches Reconstructe Gardeners)
- Irrigation Ditches
- Streets
- Alleys
- Railroads**
 - + Main
 - + Yard
 - + Spur
 - + Siding
 - + Interchange track
 - + Other
- Bridges
- Rail Transit Stations**
 - Existing
 - Planned
- ▲ Park-N-Ride Locations
- Lakes
- ▣ County Boundary
- ▭ Parcels
- ▭ Lots/Blocks
- Parks**
 - Mountain Parks
 - All Other Parks



Asset Management
Date: 6-16-16



WARRANTY DEED

THIS DEED, dated June 15th, 2016, is between Ryan Homes Inc., a Colorado corporation and PW Grace LLC, a Colorado limited liability company ("Grantor"), and the City and County of Denver, a home rule city and municipal corporation of the State of Colorado ("Grantee"), whose address is 1437 Bannock Street., Denver, CO 80202.

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

EXHIBIT "A" attached hereto and incorporated herein

Assessor's schedule or parcel number: Vacant Land
Address: Vacant Land

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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 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, its successors and assigns forever. The Grantor covenants, grants, bargains, and agrees to and with the Grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, 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 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 whatsoever, except for all matters of record.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, except for all matters of record.

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

Ryan Homes Inc.
By: [Signature]
Title: Pres. Jmt

PW Grace LLC
By: [Signature] [Signature]
Title: MEMBER

STATE OF Colorado
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this day 16th of June, 2016 by Christopher Sudek as President of Ryan Homes Inc.

Witness my hand and official seal,
My commission expires: 2/26/18
[Signature]
Notary Public

Brittany C Hall
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144009190
MY COMMISSION EXPIRES February 26, 2018

STATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me this day 15 of June, 2016 by Paul NIBRELLI as MEMBER of PW Grace LLC.

Witness my hand and official seal,
My commission expires: 05/16/2019
[Signature]
Notary Public

ANDRIY STEFANYSHYN
Notary Public - State of New York
NO. 01876241104
Qualified in Richmond County
My Commission Expires May 16, 2019

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



DAVID E. ARCHER
& ASSOCIATES, INC.
REGISTERED LAND SURVEYOR
105 WILCOX ST.
CASTLE ROCK, CO 80104
PHONE 688-4642

SCALE: 1" = 30'

DATE: 05-09-2016

☉ =

REVISIONS 05-13-2016

05-16-2016

EXHIBIT
LOCATED IN LOTS 22 - 24 INCLUSIVE, BLOCK 4
THE FIRST SANTA FE ADDITION TO THE TOWN OF SOUTH DENVER
SEC. 22, T4S, R68W, 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

A parcel of land being a portion of lots 22-24 inclusive, Block 4, The First Santa Fe Addition to the Town of South Denver, City and County of Denver, State of Colorado. in Section 22, Township 4 South, Range 68 West, of the 6th P.M. Beginning at the Southeast corner of Lot 24 and considering the south line of lot 24 to bear S 89°30'00"W with all bearings contained herein relative thereto;
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Thence S 89°30'00"W along the North Line of Lot 22 a distance of 1.00 feet;
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Thence N 89°30'00"W along the South Line of Lot 24 a distance of 1.00 feet to the point of beginning.

Containing 66 Square Feet More or Less

This description was prepared under the direct supervision of Dee Allen Bird, PLS25933, for and on behalf of David E. Archer and Associates, Inc.

Signed

Dee Allen Bird
Professional Land Surveyor





DAVID E. ARCHER
& ASSOCIATES, INC.
REGISTERED LAND SURVEYOR
105 WILCOX ST.
CASTLE ROCK, CO 80104
PHONE 688-4642

SCALE: 1" = 30'

DATE: 05-09-2016

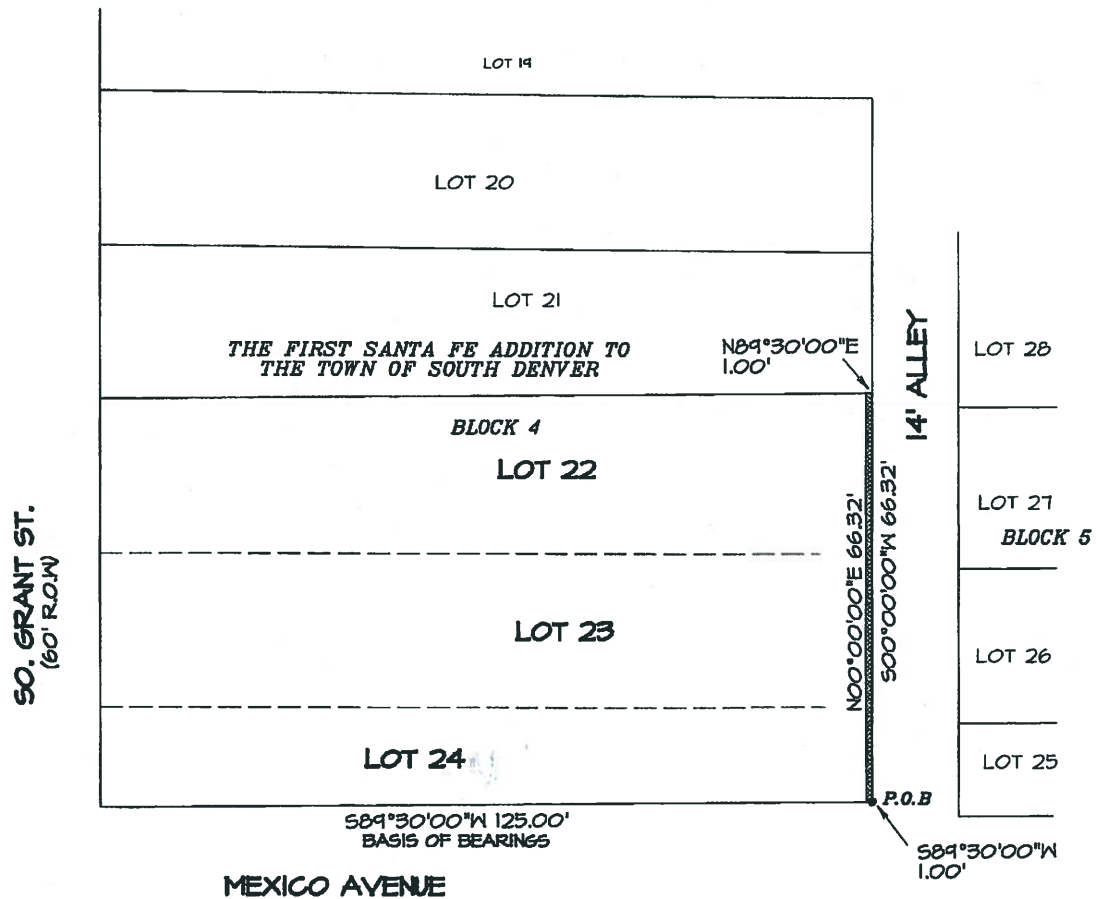
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SEC. 22, T4S, R68W, 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO



Signed *Dee Allen Birkhead*
Professional Land Surveyor
25933

COLORADO REGISTERED
DEE ALLEN BIRKHEAD
PROFESSIONAL LAND SURVEYOR