



**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:** June 19, 2014  
**ROW #:** 2013-0330-06    **SCHEDULE #:** Adjacent to 0232127028000 &  
 0232127006000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as Public Alley.  
Located at the intersection of 21<sup>st</sup> and Decatur 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 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 (**Jefferson Park Place - South**)

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 # ( 2013-0030-06-001) HERE.**

A map of the area to be dedicated is attached.

RD/AG/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, 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, Ali Gulaid  
 Public Works Survey, Paul Rogalla  
 Owner: City and County of Denver  
 Project file folder 2013-0330-06

## 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: June 19, 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 parcel of land as Public Right of Way as Public Alley.  
Located at the intersection of 21st and Decatur 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 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 (Jefferson Park Place - South)

**\*\*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:** 21<sup>st</sup> & Decatur
- d. **Affected Council District:** Dist. 1 Susan Shepard
- 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: \_\_\_\_\_

Revised 08/16/10



**DENVER**  
THE MILE HIGH CITY

## EXECUTIVE SUMMARY

**Project Title:** 2013-0330-06, Dedication, Jefferson Park Place - South

**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, Jefferson Park Place - South



**Protecting the Present & Building the Future**  
Accountability, Innovation, Empowerment, Performance, Integrity,  
Diversity, Teamwork, Respect, Excellence, Safety



# 2124 Decatur St





2013-0330-06-001

A PARCEL OF LAND BEING A PART OF RATHBONE HEIGHTS BLOCK 2, LOTS 9-14, LYING WITHIN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

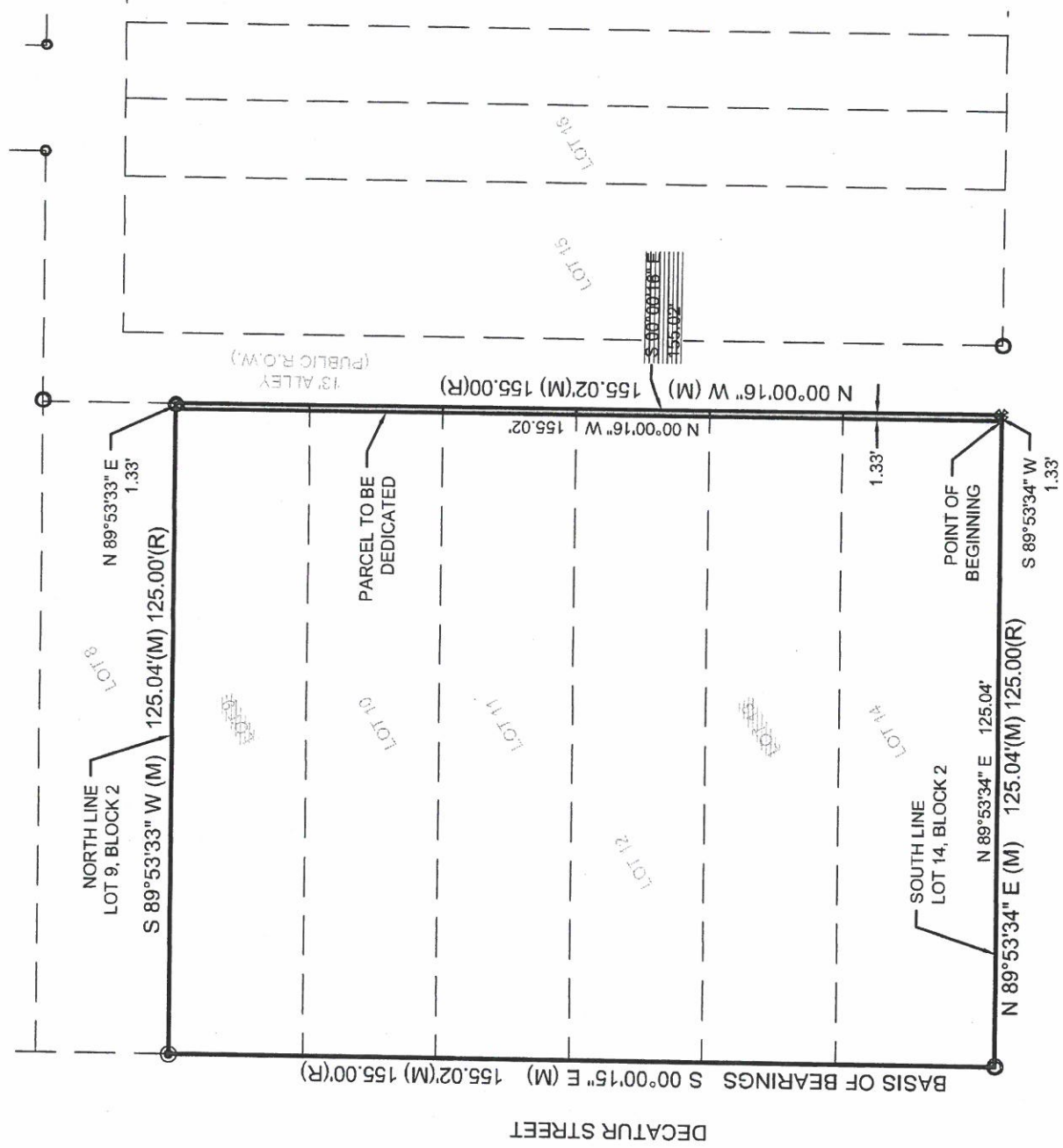
BASIS OF BEARINGS: THE WEST LINE OF BLOCK 2, LOTS 9-14, BEING MONUMENTED AT THE NORTHWEST CORNER OF LOT 9 BY A 1.25" YELLOW PLASTIC CAP STAMPED P.L.S. #37929 AND AT THE SOUTHWEST CORNER OF LOT 14 BY FOUND 1.25" RED PLASTIC CAP STAMPED P.L.S. #6935, 1S ASSUMED TO BEAR NORTH 00.00"15" WEST A DISTANCE OF 155.02 FEET WITH ALL BEARINGS HEREON BEING RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTH 89.53'34" EAST ALONG THE SOUTH LINE OF LOT 14 A DISTANCE OF 125.04 FEET TO POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH LINE NORTH 00.00"16" WEST A DISTANCE OF 155.02 FEET TO A POINT ON THE NORTH LINE OF LOT 9; THENCE NORTH 89.53'33" EAST ALONG SAID NORTH LINE A DISTANCE OF 1.33 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 00.00"16" EAST A DISTANCE OF 155.02 FEET TO THE SOUTHEAST CORNER OF LOT 14; THENCE SOUTH 89.53'34" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1.33 FEET TO THE POINT OF BEGINNING.

CONTAINING ±206 SQ. FT OR ±0.005 ACRES MORE OR LESS.

**EXHIBIT A**  
**EXHIBIT OF LEGAL DESCRIPTION**



120 W. 84TH AVENUE  
 THORNTON, COLORADO 80260  
 PH. 303-702-1617  
 FAX. 303-702-1488  
 WWW.POWERSURVEYING.COM

DRAWING BY: MB    DATE: 3-14-14  
 PROJECT NO. 501-14-078.DWG

**EXHIBIT A**  
**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PART OF RATHBONE HEIGHTS BLOCK 2, LOTS 9-14, LYING WITHIN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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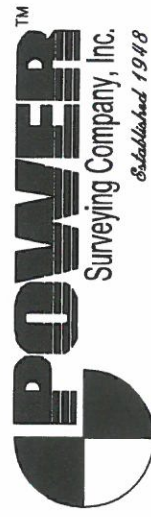
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CONTAINING ±206 SQ. FT OR ±0.005 ACRES MORE OR LESS.



RICHARD BRUCE GABRIEL  
COLORADO P.L.S. 37929



120 W. BATH AVENUE  
THORNTON, COLORADO 80260  
PH. 303-702-1617  
FAX. 303-702-1488  
WWW.POWERSURVEYING.COM

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Asset Management #  
Date: 5-22-14  
Approved  
Project Description: Row  
List & Details



05/22/2014 09:49 AM  
City & County of Denver

2014058581  
Page: 1 of 3  
D \$0.00

WARRANTY DEED

WD

THIS DEED, dated May 15, 2014, is between 2100 Decatur St., 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.

2100 Decatur St., LLC

By: [Signature]  
Title: President & Manager of Manager

STATE OF Colorado  
COUNTY OF Denver

The foregoing instrument was acknowledged before me this day 15<sup>th</sup> of May, 2014 by Paul Backs as President of 2100 Decatur St., LLC.

Witness my hand and official seal.  
My commission expires: 03-30-16 [Signature]  
Notary Public



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