



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

FROM: Matt Bryner, Director Engineer-Architect
Right-of-Way Services

DATE: July 30, 2019

ROW #: 2018-Dedication-0000235 **SCHEDULE #:** 0231428015000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Public Alley.
Located in the alley bounded by W. Colfax Ave., N. Newton St., W. Conejos Pl. and N. Meade 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 (**New Duplex**)

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 # (2018-Dedication-0000235-001) HERE.

A map of the area to be dedicated is attached.

MB/JS/bv

cc: Dept. of Real Estate, Katherine Rinehart
City Councilperson & Aides, Jamie Torres District # 3
City Council Staff, Zach Rothmier
Environmental Services, David Erickson
Public Works, Manager's Office, Alba Castro
Public Works, Manager's Office, Jason Gallardo
Public Works, Right-of-Way Engineering Services, Matt Bryner
Department of Law, Maureen McGuire
Department of Law, Martin Plate
Department of Law, Deanne Durfee
Department of Law, Caroline Martin
Department of Law, Stan Lechman
Public Works Survey, Jon Spirk
Public Works Survey, Paul Rogalla
Public Works Ordinance
Owner: City and County of Denver
Project file folder 2018-Dedication-0000235

ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo
at jason.gallardo@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: July 30, 2019

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.**)

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Located in the alley bounded by W. Colfax Ave., N. Newton St., W. Conejos Pl. and N. Meade St.

3. **Requesting Agency:** Public Works-Right-of-Way Services
Agency Division: 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:** Jason Gallardo
- **Phone:** 720-865-8713
- **Email:** Jason.gallardo@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 (**New Duplex**)

****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:** Alley bounded by W. Colfax Ave., N. Newton St., W. Conejos Pl. and N. Meade St.
- d. **Affected Council District:** Dist. #3 Jamie Torres
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):**

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: 2018-Dedication-0000235

Description of Proposed Project: Dedicate a parcel of land as 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

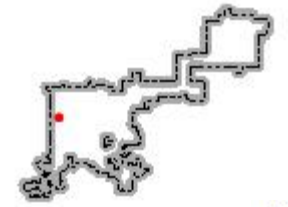
What is the known duration of an MEP: N/A

Will land be dedicated to the City if the vacation goes through: N/A

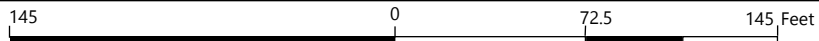
Will an easement be placed over a vacated area, and if so explain: N/A

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 of dedicating it as Public Right-of-Way, as a part of a development project, a new duplex.



- ### Legend
- ▲ Well Restrictions
 - Barrier Restrictions
 - Area Restrictions
 - Liner
 - Sheet Pile Wall Area
 - Streams
 - Streets
 - Alleys
 - Railroads
 - + Main
 - + Yard
 - + Spur
 - + Siding
 - + Interchange track
 - + Other
 - Bridges
 - Rail Transit Stations
 - Existing
 - Planned
 - ▲ Park-N-Ride Locations
 - Lakes
 - ▭ County Boundary
 - ▭ Parcels
 - Parks
 - All Other Parks; Linear
 - Mountain Parks



A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 22nd day of February 2019, at Reception No. 2019021100 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

A PORTION OF LOTS 9 AND 10, BLOCK 11, PIERSON'S ADDITION TO DENVER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTHERLY LINE OF SAID LOT 9, PIERSON'S ADDITION TO DENVER, TO BEAR NORTH 89°45'24" EAST, A DISTANCE OF 125.04 FEET BETWEEN FOUND 1 1/2" ALUMINUM CAPS ON #5 REBAR STAMPED "FLATIRONS SURV 16406" AT THE NORTHWESTERLY AND NORTHEASTERLY CORNERS, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID NORTHEASTERLY CORNER; THENCE ALONG THE EASTERLY LINE OF SAID LOTS 9 AND 10, SOUTH 00°17'57" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 10, PIERSON'S ADDITION TO DENVER;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 10, SOUTH 89°42'03" WEST, A DISTANCE OF 1.00 FOOT;
THENCE ALONG A LINE BEING PARALLEL WITH AND 1.00 FOOT WESTERLY FROM SAID EASTERLY LINE OF LOTS 9 AND 10, NORTH 00°17'57" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 9;
THENCE ALONG SAID NORTHERLY LINE, NORTH 89°42'03" EAST, A DISTANCE OF 1.00 FOOT TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 50.00 SQ.FT., MORE OR LESS.



02/22/2019 01:40 PM
City & County of Denver

R \$0.00

WD

2019021100

Page: 1 of 4

D \$0.00

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 19th day of February, 2019, by **1514 WEST POINT HOLDINGS, LLC**, a Colorado limited liability company, whose address is 4488 Delaware Street, Denver, CO 80216, United States ("Grantor") to the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee").

WITNESSETH, that 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 are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on the attached Exhibit(s) 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 of the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

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

No separate bill of sale with respect to improvements on the Property will be executed.

19-30
SUSAN M. SMITH

2018 Dedication - 0000235
Alley Row

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

ATTEST:

1514 WEST POINT HOLDINGS, LLC, a Colorado Limited Liability Company

By: [Signature]

Name: Brian Lucas, manager

Its: [Signature]

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 13 day of February, 2019
by Brian Lucas, as manager of 1514 WEST POINT HOLDINGS,
LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: 4/24/21

[Signature]
Notary Public

DEBORAH KAY ZOTT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174017656
MY COMMISSION EXPIRES 04/24/21

EXHIBIT "A"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 2

A PORTION OF LOTS 9 AND 10, BLOCK 11, PIERSON'S ADDITION TO DENVER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID PARCEL CONTAINING 50.00 SQ.FT., MORE OR LESS.

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JOHN B. GUYTON
COLORADO P.L.S. #16406
CHAIRMAN/CEO, FLATIRONS, INC.

JOB NUMBER: 18-70,884
DRAWN BY: J. MAHAFFEY
DATE: DECEMBER 7, 2018



THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Surveying, Engineering & Geomatics



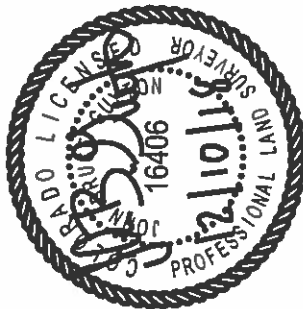
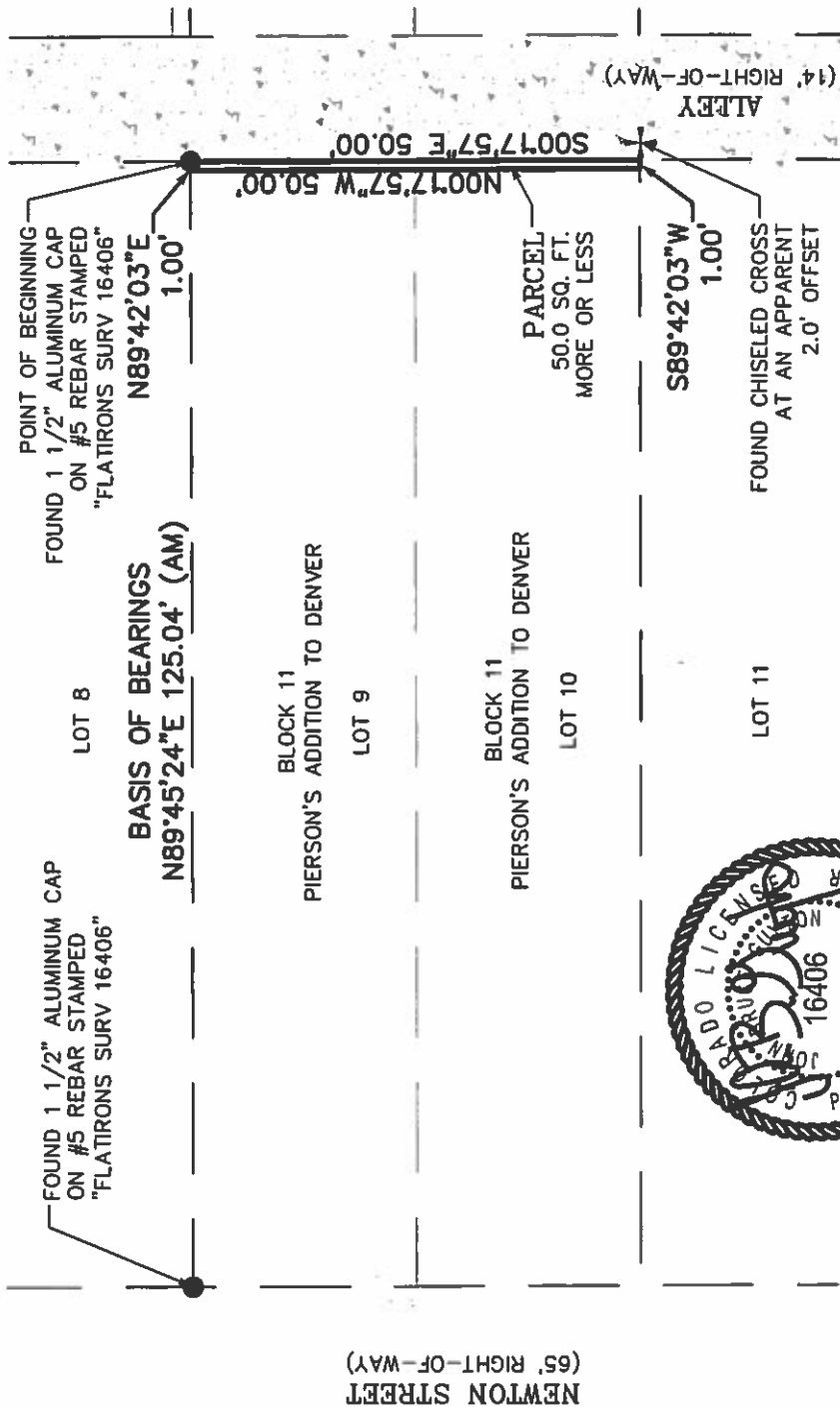
4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180
www.FlatironsInc.com

BY:JMAHAFFEY FILE:70884-DESC.DWG DATE:12/10/2018 10:17 AM

EXHIBIT "A"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH,
 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 2 OF 2



JOB NUMBER: 18-70.884
 DRAWN BY: J. MAHAFFEY
 DATE: DECEMBER 10, 2018

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BY: JMAHAFFEY FILE: 70884-DESC.DWG DATE: 12/10/2018 10:09 AM

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