



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Carolina Martin, City Attorney's Office
FROM: Robert J. Duncanson P.E., Engineering Manager II
Right-of-Way Services
DATE: June 18, 2015
ROW #: 2014-Dedication-0052003 **SCHEDULE #:** 0232302021000
TITLE: This request is to dedicate a parcel of land as Public Right of Way as Public Alley.
Located at the intersection of W. 20th Ave. and Irving 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 (3124 W. 20th Ave.)

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 # (2014-Dedication-0052003-001) HERE.

A map of the area to be dedicated is attached.

RD/AG/BLV

cc: Asset Management, Steve Wirth
City Councilperson & Aides, Susan Shepherd District # 1
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, Karen Aviles
Department of Law, Brent Eisen
Department of Law, Carol Martin
Department of Law, Adam Hernandez
Department of Law, Angela Garcia
Public Works Survey, Ali Gulaid
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2014-Dedication-0052003

ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias at Angela.casias@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 18, 2015

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 W. 20th Ave. and Irving 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

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 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 (3124 W. 20th Ave.)

****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: Alley bounded by W. 20th Ave., W. 19th Ave., Hooker St., and Grove St.
- d. Affected Council District: Susan Shepherd Dist. 1
- 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-Dedication-0052003, 3124 W. 20th Ave.

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

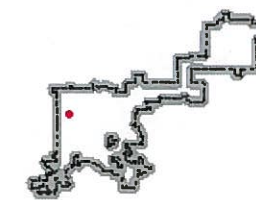
Will an easement be placed over a vacated area, and if so explain: N/A

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, 3024 W. 20th Ave.

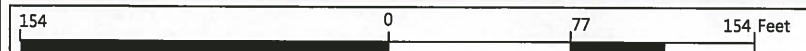


Protecting the Present & Building the Future
Accountability, Innovation, Empowerment, Performance, Integrity,
Diversity, Teamwork, Respect, Excellence, Safety



Legend

-  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
- Parks**
 -  Mountain Parks
 -  All Other Parks



WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:1,200

Map Generated 6/12/2015

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.

A parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 26th day of February, 2015, by Reception No. 2015024699 in the City and County Clerk and Recorders office, State of Colorado, being more particularly described as follows:

EXHIBIT FOR ALLEY R.O.W. DEDICATION
SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL
MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND CONVEYED BY A WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, AND RECORDED ON THE 27TH DAY OF FEBRUARY 2015, AT RECEPTION NUMBER 2015024699 IN CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

THE WEST 3 FEET OF LOT 33, BLOCK 2, GRAHAM'S RESUBDIVISION OF BLOCK 2 CHELTENHAM HEIGHTS, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SAID DESCRIBED PARCEL CONTAINS 450 SQUARE FEET MORE OR LESS.

PARCEL B:

THE EAST 3 FEET OF LOT 35, BLOCK 2, GRAHAM'S RESUBDIVISION OF BLOCK 2 CHELTENHAM HEIGHTS, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SAID DESCRIBED PARCEL CONTAINS 450 SQUARE FEET MORE OR LESS.

PARCEL C:

A PARCEL OF LAND FOR ALLEY PURPOSES BEING A PART OF LOT 36, BLOCK 2, GRAHAM'S RESUBDIVISION OF BLOCK 2 CHELTENHAM HEIGHTS, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 36; THENCE S00°00'47"E ALONG THE WEST LINE OF SAID LOT 36, 42.00 FEET; THENCE S44°55'50"E, 9.90 FEET; THENCE S89°55'50"E, 60.00 FEET; THENCE N45°04'10"E, 9.90 FEET; THENCE N00°00'47"W ALONG THE EAST LINE OF SAID LOT 36, 42.00 FEET; THENCE N44°55'50"W 4.25 FEET TO A CORNER OF A VACATED ALLEY ORDINANCE 254-2014; THENCE S00°00'47"E, PARALLEL WITH THE EAST LINE OF SAID LOT 36, 32.00 FEET; THENCE S44°59'13"W 28.24 FEET; THENCE N89°55'50"W, PARALLEL WITH THE SOUTH LINE OF SAID LOT 36, 34.00 FEET; THENCE N45°00'47"W 28.32 FEET; THENCE N00°00'47"W PARALLEL WITH THE WEST LINE OF SAID LOT 36, 32.00 FEET TO A CORNER OF A VACATED ALLEY ORDINANCE 254-2014; THENCE S45°04'10"W 4.24 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 843 SQUARE FEET MORE OR LESS.

EXHIBIT "A"

ROW PROJECT NO. 2014-0520-03
DES PARCEL NO. 2014-0520-03-001

**EXHIBIT FOR ALLEY R.O.W. DEDICATION
SW 1/4, SECTION 32, T3S, R68W, 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO**

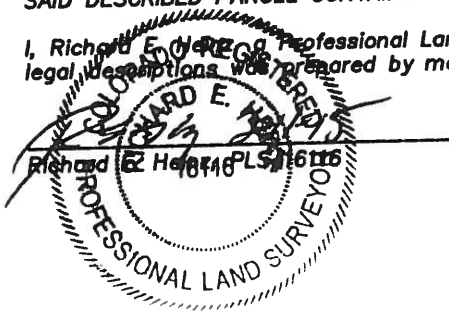
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PARCEL B:
THE EAST 3 FEET OF LOT 35, BLOCK 2, GRAHAM'S RESUBDIVISION OF BLOCK 2 CHELTENHAM HEIGHTS, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
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A PARCEL OF LAND FOR ALLEY PURPOSES BEING A PART OF LOT 36, BLOCK 2, GRAHAM'S RESUBDIVISION OF BLOCK 2 CHELTENHAM HEIGHTS, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 36; THENCE S00°00'47"E ALONG THE WEST LINE OF SAID LOT 36, 42.00 FEET; THENCE S44°55'50"E, 9.90 FEET; THENCE S89°55'50"E, 60.00 FEET; THENCE N 45°04'10"E, 9.90 FEET; THENCE N00°00'47"W ALONG THE EAST LINE OF SAID LOT 36, 42.00 FEET; THENCE N44°55'50"W, 4.25 FEET TO TO A CORNER OF A VACATED ALLEY ORDINANCE 254-2014; THENCE S00°00'47"E, PARALLEL WITH THE EAST LINE OF SAID LOT 36, 32.00 FEET; THENCE S44°59'13"W, 28.24 FEET; THENCE N89°55'50"W, PARALLEL WITH THE SOUTH LINE OF SAID LOT 36, 34.00 FEET; THENCE N45°00'47"W, 28.32 FEET; THENCE N00°00'47"W, PARALLEL WITH THE WEST LINE OF SAID LOT 36, 32.00 FEET TO TO A CORNER OF A VACATED ALLEY ORDINANCE 254-2014; THENCE S45°04'10"W 4.24 FEET TO THE POINT OF BEGINNING.
SAID DESCRIBED PARCEL CONTAINS 843 SQUARE FEET MORE OR LESS.

I, Richard E. Hertzog, Professional Land Surveyor, Registered in the State of Colorado, do hereby certify that the above legal descriptions were prepared by me or under my direct supervision.



**EXHIBIT FOR ALLEY R.O.W. DEDICATION
 SW 1/4, SECTON 32, T3S, R68W, 6TH P.M.
 CITY AND COUNTY OF DENVER, STATE OF COLORADO**

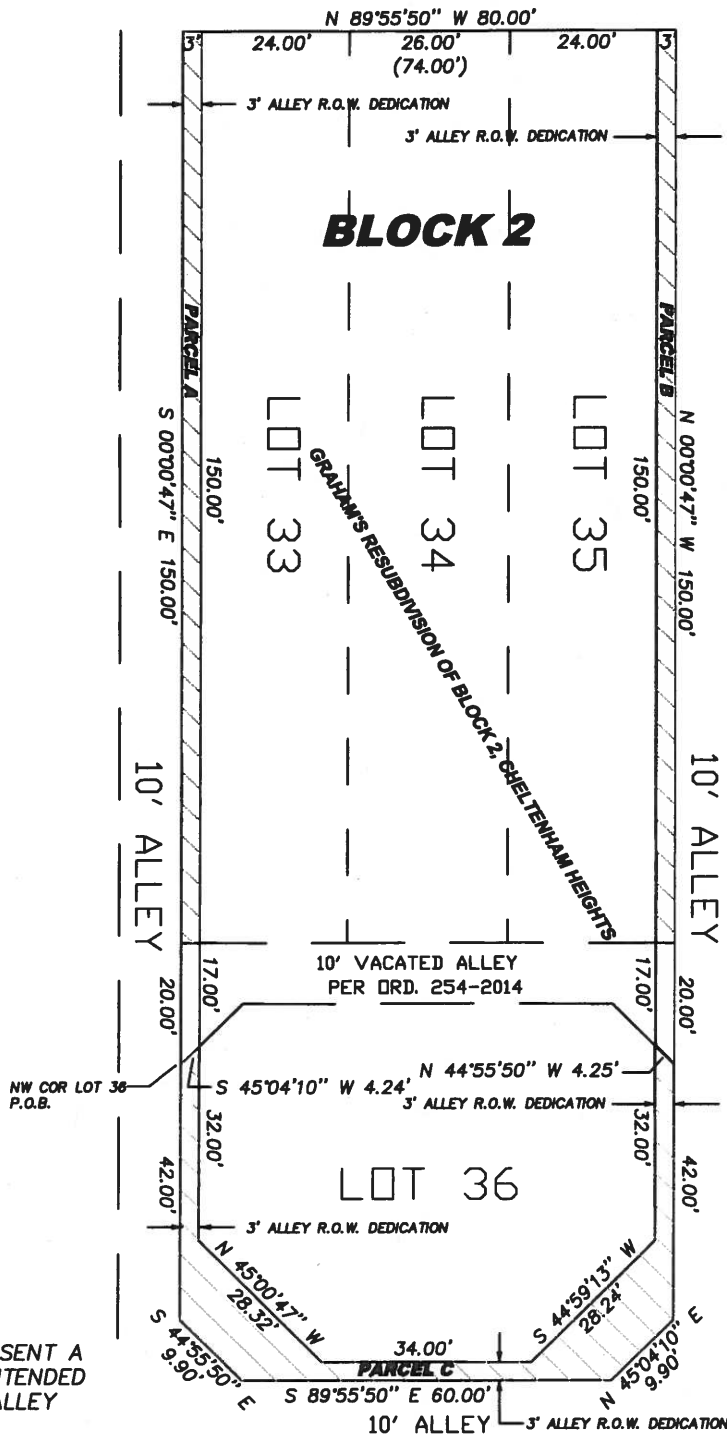
W. 20TH AVE. R.O.W. VARIES



Scale 1" = 30'

HOOKER ST. 80" R.O.W.

GROVE ST. 80" R.O.W.



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ABOVE ALLEY DEDICATION.

AAA SURVEYING LAND CONSULTANTS, LLC

P.O. BOX 2016 ELIZABETH, CO 80107
 303-519-7015/FAX 303-940-4927

JOB NO. 13-0350

PAGE 2 OF 2

DATE: 01/09/2015

SCALE 1"=30'



02/27/2015 11:43 AM
City & County of Denver

R \$0.00

WD

2015024699

Page: 1 of 3

D \$0.00

WARRANTY DEED

THIS DEED, dated February 26th, 2015, is between Thomas Properties, Incorporated ("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.

Thomas Properties, Incorporated

By: Jeff Thomas

Title: President

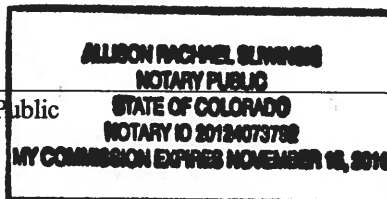
STATE OF Colorado

COUNTY OF Denver

The foregoing instrument was acknowledged before me this day 26th of February, 2015 by Jeff Thomas as President of Thomas Properties, Incorporated.

Witness my hand and official seal.
My commission expires:

Notary Public



Handwritten signature of Allison Rachel Blinnig

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

Asset Mgmt. # 15-027
Date: 2-27-15
3124 W. CO¹⁴ AVE.