



Department of Public Works
Right of Way Services
201 W Colfax Avenue, Dept. 507
Denver, CO 80202
P: 720-865-2782
www.denvergov.org/pwprs

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

FROM: Ted Christianson P.E., Engineering Manager II
Right-of-Way Services

A handwritten signature in blue ink, appearing to read "Ted Christianson".

DATE: April 3, 2017

ROW #: 2017-Dedication-0000045 **SCHEDULE #:** 0608400056000

TITLE: This request is to dedicate City owned land as Public Right of Way as Archer Pl., Lowry Blvd. and S. Pontiac St. Located near the intersection of Lowry Blvd. and S. Quebec 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 Right of Way.

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 Public Right of Way. The land is described as follows:

INSERT PARCEL DESCRIPTION ROW (2017-Dedication-0000045-001, 002, 003 & 004) HERE.

A map of the area to be dedicated is attached.

TC/AG

c: Asset Management, Robert Koehler
City Councilperson & Aides, Mary Beth Susman District # 5
Council Aide Genny Kline
Council Aide Luke Palmisano
City Council Staff, Zach Rothmier
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, Ted Christianson
Department of Law, Brent Eisen
Department of Law, Shaun Sullivan
Department of Law, Caroline Martin
Department of Law, Cindy Cooley
Public Works Survey, Ali Gulaid
Public Works Survey, Paul Rogalla

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: April 3, 2017

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 City owned land as Public Right of Way as Archer Pl., Lowry Blvd. and S. Pontiac St. Located near the intersection of Lowry Blvd. and S. Quebec St.

3. Requesting Agency: Public Works-Right-of-Way Services
Agency Division: Survey

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

- **Name:** Ali Gulaid
- **Phone:** 720-865-3132
- **Email:** ali.gulaid@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:

[Insert general description here. If there is not enough available space, please attach an Executive Summary]

****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:** Lowry Blvd and S. Quebec St.
- d. **Affected Council District:** Mary Beth Susman Dist. 5
- 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: 2017-Dedication-0000045, Lowry Blvd., Archer Pl., and S. Pontiac St.

Description of Proposed Project: This request is to dedicate a City owned land as Public Right of Way as Lowry Blvd., Archer Pl., and S. Pontiac St.

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.

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.

16-264
Asset Mgmt. #:



SPECIAL WARRANTY DEED

This Special Warranty Deed (this "Deed") is made and given this ___ day of _____, 2017, by **LOWRY ECONOMIC REDEVELOPMENT AUTHORITY**, a separate legal entity established pursuant to an Intergovernmental Agreement between the City and County of Denver, Colorado, and the City of Aurora, Colorado, pursuant to the provisions of C.R.S. 29-1-203(4), whose street address is 7290 East 1st Avenue, Denver, Colorado 80230 ("Grantor") to **CITY AND COUNTY OF DENVER** a municipal corporation of the State of Colorado, ("Grantee"), whose street address is City and County of Denver, 1437 Bannock Street, Room 350, Denver, Colorado, 80202.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 and other consideration (the "Purchase Price"), the receipt whereof is hereby acknowledged by the Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto Grantee, its successors and assigns forever, all of that certain real property situate, lying and being in the City and County of Denver, State of Colorado, more particularly described as follows (the "Property"):

See attached legal descriptions set forth in **Exhibit A** attached hereto and incorporated herein by this reference.

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in any ways appertaining, and 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 Property;

SUBJECT TO the "Permitted Exceptions," which shall mean the matters listed on **Exhibit B** attached hereto;

TO HAVE AND TO HOLD the Property, with all appurtenances thereunto belonging, unto Grantee, its successors and assigns forever;

AND THE GRANTOR, for itself, its successors and assigns, covenants and agrees to and with Grantee, its successors and assigns, to warrant and defend the quiet and peaceable possession of the Property by Grantee, its successors and assigns, against every person

Asset Management
Date: 3/29/17
Approved: [Signature]

Project Description:
GWD
Lowry Economic Redevelopment Authority

who lawfully claims the Property or any part thereof by, through or under the Grantor, subject to the Permitted Exceptions;

AND THE GRANTOR hereby warrants to the Grantee that during the time it has been in possession of the Property, it has not stored hazardous substances, petroleum products or their derivatives on the Property;

AND THE GRANTOR, for itself, its successors and assigns, hereby assigns sets over and transfers to Grantee, all of its right, title and interest in and to the Air Force warranties and covenants relating to the Property as set forth in the Deeds referenced in paragraph 1 and 2 of Exhibit B.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the day and year first above written.

LOWRY ECONOMIC REDEVELOPMENT AUTHORITY

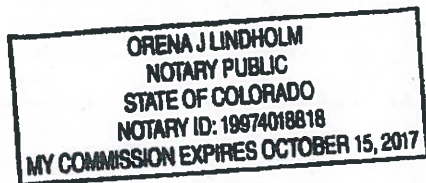
By: Montgomery Co Force
Montgomery Force, Executive Director

STATE OF COLORADO)
)ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 22nd day of March, 2017 by Montgomery Force as Executive Director of LOWRY ECONOMIC REDEVELOPMENT AUTHORITY.

Witness my hand and official seal.

My commission expires: 10/15/2017



Orena J. Lindholm
Notary Public

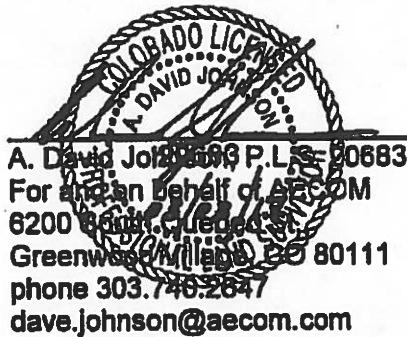
EXHIBIT A

Description

All of Tract AB (Proposed Archer Pl.); all of Tract AC (Proposed S. Pontiac St.); and all of Tract AD (Proposed Lowry Blvd.), Boulevard One Filing No. 1 as recorded at Reception Number 2014105351 in the Clerk and Recorder's Office of the City and County of Denver, located in a part of the Southeast Quarter of Section 8, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

Together with:

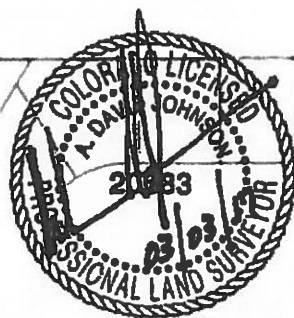
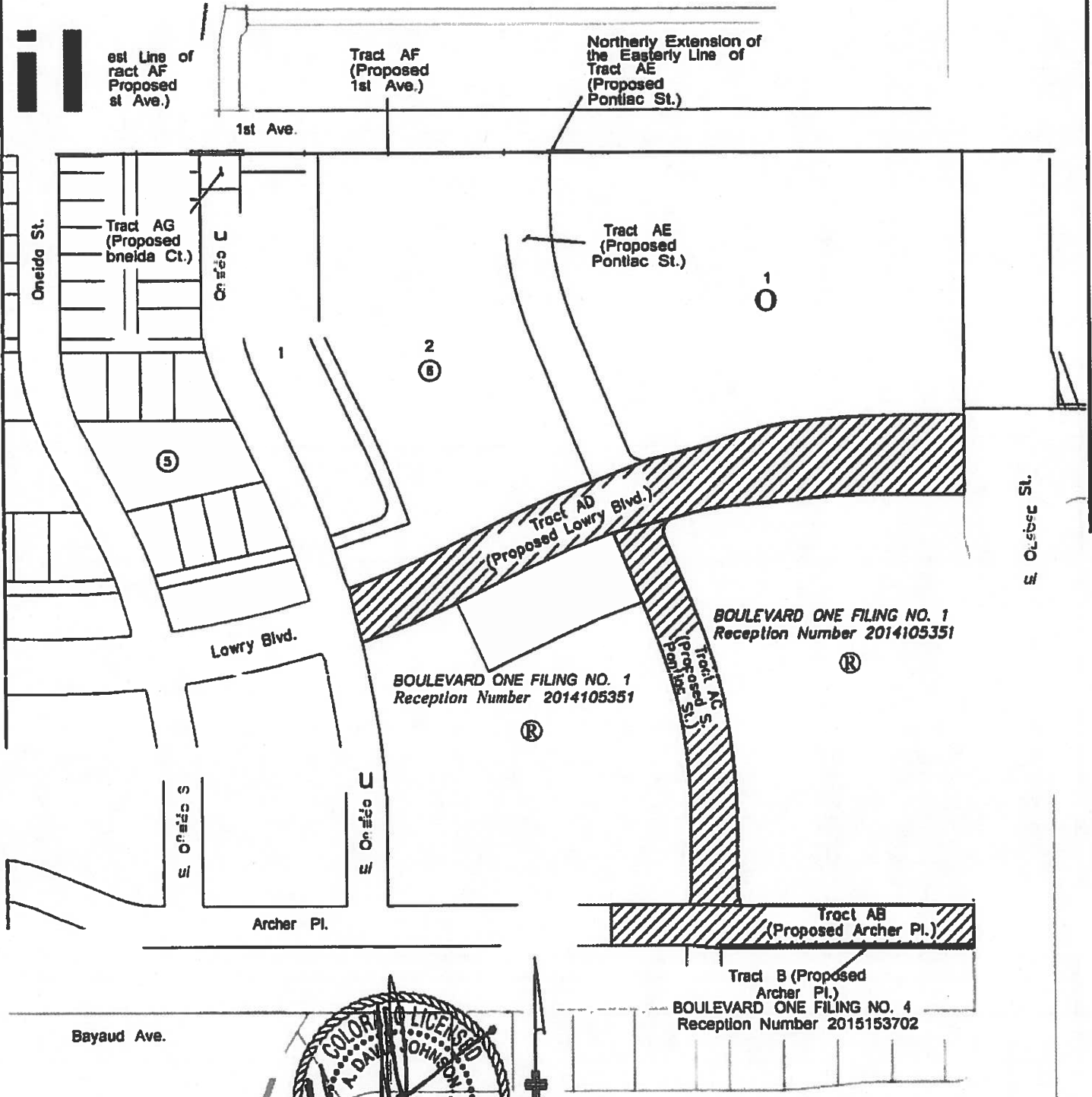
All of Tract B (Proposed Archer Pl.), Boulevard One Filing No. 4 as recorded at Reception Number 2015153702 in the Clerk and Recorder's Office of the City and County of Denver, located in a part of the Southeast Quarter of Section 8, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.



A. David Johnson P.E. No. 20683
For and on behalf of AECOM
6200 South Quebec St.
Greenwood Village, CO 80111
phone 303.746.2647
dave.johnson@aecom.com

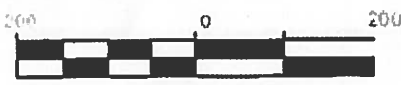
03/03/17

EXHIBIT A



LEGEND

AREA DEPICTED IN ATTACHED LEGAL DESCRIPTION



SCALE 1"=200'

This exhibit does not represent a monumented survey. It is intended only to depict the attached legal description.

A:CQM
 6200 S. Quebec St.
 Greenwood Village,
 CO 80111
 Tel: 303-740-2600
 dove.ohnson@oecom.com

EXHIBIT ACCOMPANYING DESCRIPTION
 All of Tract AS (Proposed Archer Pl.); all of Tract AC (Proposed S. Pontiac St.); and all of Tract AD (Proposed Lowry Blvd.), Boulevard One Filing No. 1.
 All of Tract B (Proposed Archer Pl.),
 DENVER Boulevard One Filing No. 4 COLORADO

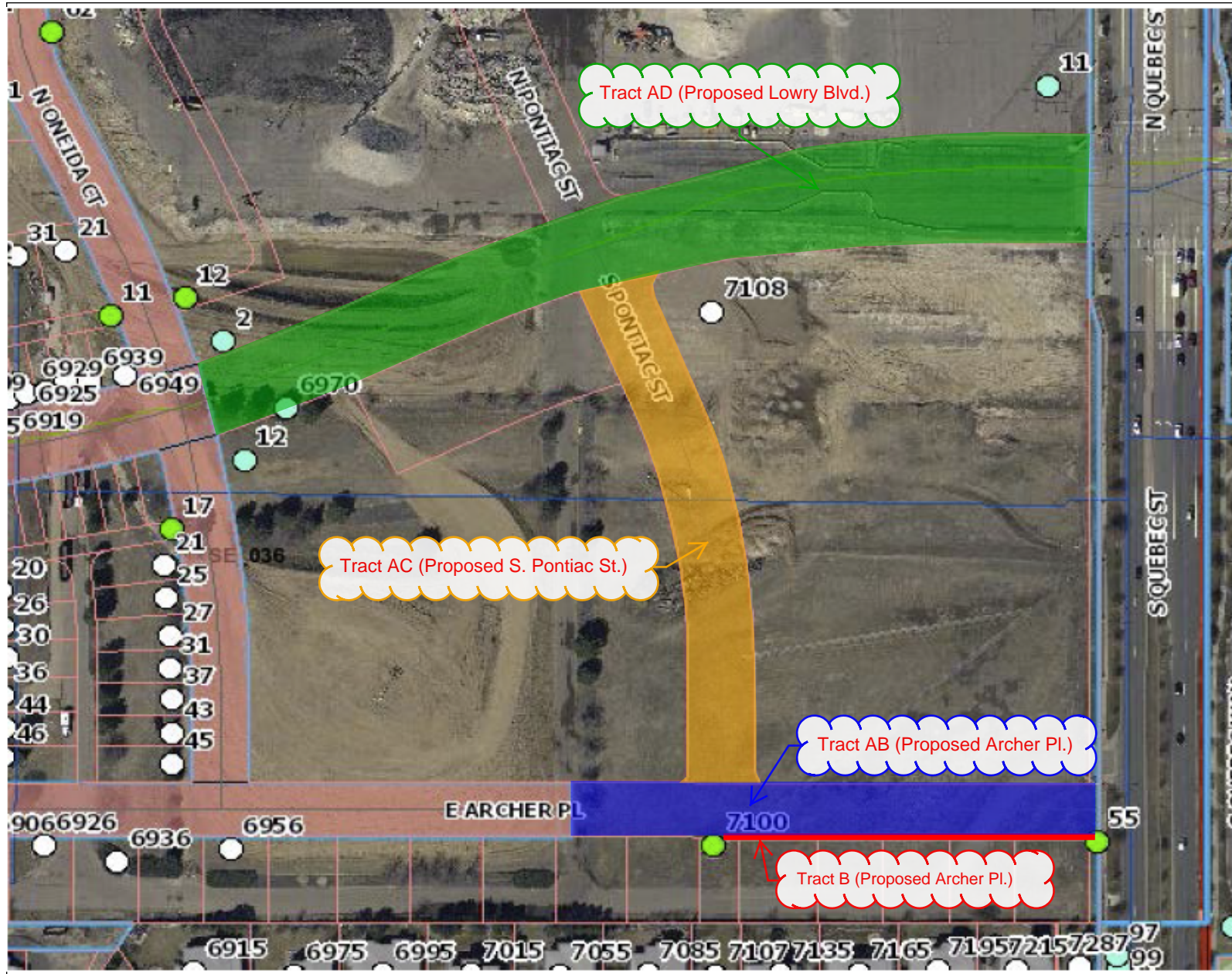
Scale: 1"=200'	Drawn by: EBV	DATE: 08/14/17	BY: EBV
Checked by: ADJ	of 2 Sheet(s)	EXHIBIT Description 8/27/17 1-3-2017	

EXHIBIT B
TO
SPECIAL WARRANTY DEED
Permitted Exceptions

1. RESERVATIONS AS CONTAINED IN DEED FROM THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH ITS SECRETARY OF THE AIR FORCE, TO LOWRY ECONOMIC REDEVELOPMENT AUTHORITY, A SEPARATE LEGAL ENTITY ESTABLISHED PURSUANT TO AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY AND COUNTY OF DENVER, COLORADO, AND THE CITY OF AURORA, COLORADO PURSUANT TO THE PROVISIONS OF C.R.S. 29-1-203(4) RECORDED JUNE 23, 1997 UNDER RECEPTION NO. 9700080389.

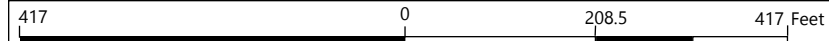
2. COVENANTS, CONDITIONS AND EASEMENTS AS SET FORTH AND RESERVED IN QUITCLAIM DEED BY AND BETWEEN THE UNITED STATES OF AMERICA AND LOWRY ECONOMIC REDEVELOPMENT AUTHORITY, A SEPARATE LEGAL ENTITY ESTABLISHED PURSUANT TO AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY AND COUNTY OF DENVER, COLORADO AND THE CITY OF AURORA, COLORADO PURSUANT TO THE PROVISIONS OF C.R.S. 29-1-203(4) RECORDED JUNE 4, 2012 UNDER RECEPTION NO 2012071995.

Tracts B, AB, AC, AD



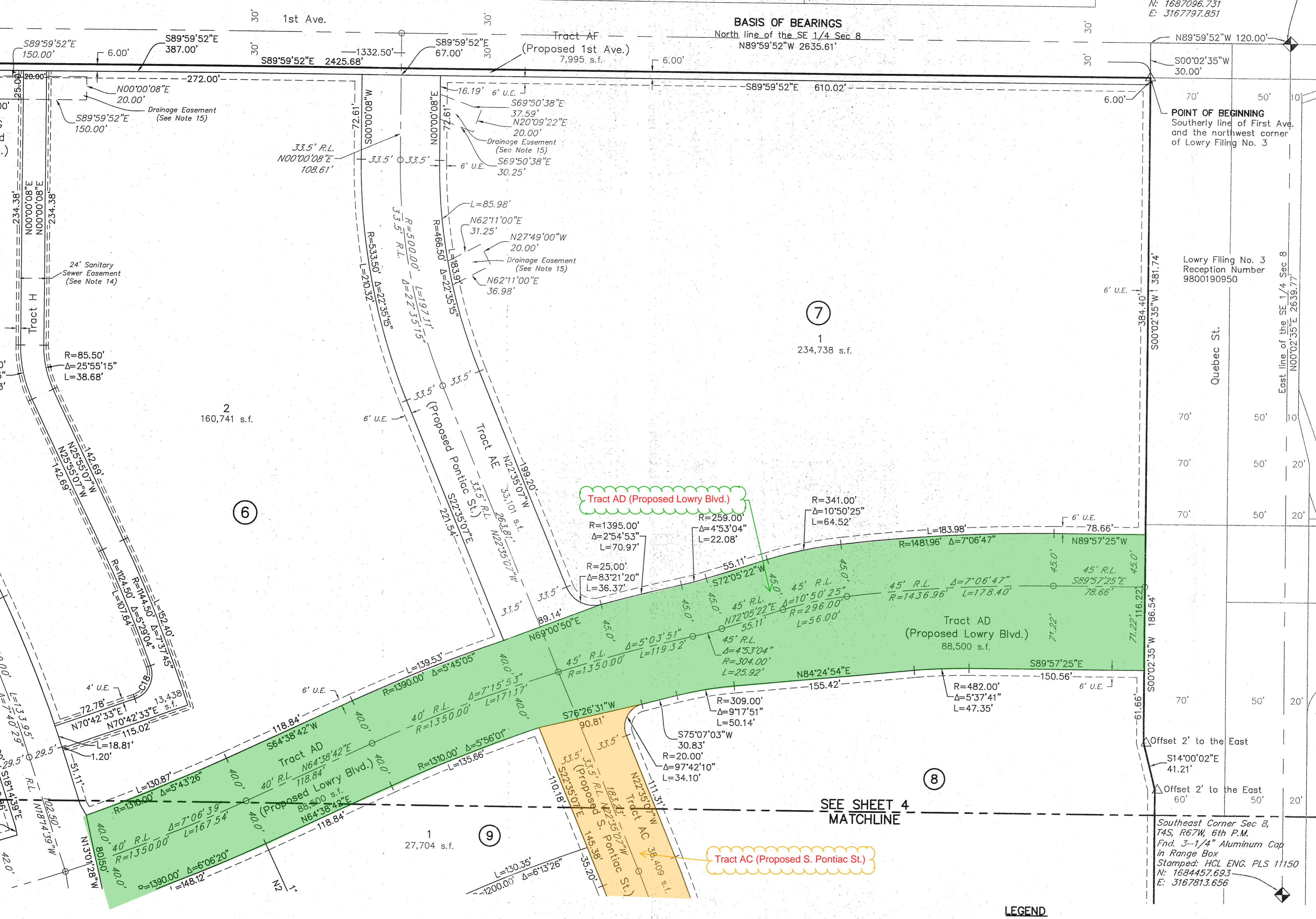
Legend

- Sanitary Manhole**
 - DIW Manhole
 - Drain Manhole
 - Drop Manhole
 - High Point Manhole
 - Meter
 - Sanitary Manhole
 - Split Flow Manhole
 - Tap Manhole
- Sanitary Easements**
- Sanitary Mains**
 - Metro
 - Public
 - Private
 - Unknown
- Fire Hydrants**
- Easement Locations**
 - Other or Unknown
 - AGRE
 - BLDO
 - COVE
 - DEED
 - EASE
 - EIAx
 - PNEE
 - PUBS
 - RCOV
 - SANe
 - STMe
 - TERM
- Vacating Ordinances**



N: 1687096.731
E: 3167797.851

BASIS OF BEARINGS



S89°59'52"E 150.00'
6.00'
S89°59'52"E 387.00'
20.00'
N00°00'08"E 272.00'

1st Ave.

Tract AF
North line of the SE 1/4 Sec 8
N89°59'52"W 2635.61'
7,995 s.f.

N89°59'52"W 120.00'

S89°59'52"E 150.00'
N00°00'08"E 20.00'
S89°59'52"E 150.00'
Drainage Easement
(See Note 15)

S89°59'52"E 2425.68'

S89°59'52"E 67.00'

N89°59'52"W 2635.61'

S00°02'35"W 30.00'

N00°00'08"E 234.38'
N00°00'08"E 234.38'
24' Sanitary
Sewer Easement
(See Note 14)

33.5' R.L.
N00°00'08"E 108.61'

16.19' 6' U.E.
S69°50'38"E 37.59'
N20°09'22"E 20.00'
Drainage Easement
(See Note 15)
S69°50'38"E 30.25'
6' U.E.

S89°59'52"E 610.02'

POINT OF BEGINNING
Southerly line of First Ave.
and the northwest corner
of Lowry Filing No. 3

R=85.50'
Δ=25°55'15"
L=38.68'

M.80.00.00S
19.72'
33.5'
R=533.50' Δ=22°35'15"
L=210.32'

L=85.98'
N62°11'00"E 31.25'
N27°49'00"W 20.00'
Drainage Easement
(See Note 15)
N62°11'00"E 36.98'
R=500.00' Δ=22°35'15"
L=197.11'
33.5' R.L.
R=466.50' Δ=22°35'15"
L=183.91'

7
234,738 s.f.

Lowry Filing No. 3
Reception Number
9800190950

N25°55'07"W 142.69'
N25°55'07"W 142.69'
R=124.50' Δ=5°29'04"
L=107.64'

2
160,741 s.f.

Tract AE
N22°35'07"W 199.20'
N22°35'07"W 35.101 s.f.
R=263.81' Δ=22°35'07"
L=223.507'

Tract AD (Proposed Lowry Blvd.)

R=341.00'
Δ=10°50'25"
L=64.52'

R=124.50' Δ=5°29'04"
L=107.64'

6

R=1395.00'
Δ=2°54'53"
L=70.97'
R=25.00'
Δ=83°21'20"
L=36.37'

R=259.00'
Δ=4°53'04"
L=22.08'

R=1481.96' Δ=7°06'47"
L=183.98'

R=124.50' Δ=5°29'04"
L=107.64'

R=1390.00' Δ=5°45'05"
L=139.53'

N69°00'50"E 89.14'
45' R.L. Δ=5°03'51"
L=119.32'
R=1350.00' Δ=5°56'01"
L=171.17'

R=309.00'
Δ=9°17'51"
L=50.14'
R=20.00'
Δ=97°42'10"
L=34.10'

R=304.00'
Δ=4°53'04"
L=25.92'

R=296.00'
Δ=10°50'25"
L=56.00'

R=124.50' Δ=5°29'04"
L=107.64'

R=1390.00' Δ=7°15'53"
L=171.17'

S76°26'31"W 90.81'
33.5' R.L.
R=1350.00' Δ=5°56'01"
L=171.17'

S75°07'03"W 30.83'
R=20.00'
Δ=97°42'10"
L=34.10'

R=309.00'
Δ=9°17'51"
L=50.14'

R=296.00'
Δ=10°50'25"
L=56.00'

R=124.50' Δ=5°29'04"
L=107.64'

R=1390.00' Δ=7°06'39"
L=167.54'

Tract AD
(Proposed Lowry Blvd.)
88,500 s.f.
N64°38'42"E 118.84'
40' R.L. Δ=7°06'39"
L=167.54'

S75°07'03"W 30.83'
R=20.00'
Δ=97°42'10"
L=34.10'

R=309.00'
Δ=9°17'51"
L=50.14'

R=296.00'
Δ=10°50'25"
L=56.00'

R=124.50' Δ=5°29'04"
L=107.64'

R=1390.00' Δ=6°06'20"
L=148.12'

L=130.35'
Δ=6°13'26"

Tract AC (Proposed S. Pontiac St.)
38,409 s.f.

R=482.00'
Δ=5°37'41"
L=47.35'

R=1481.96' Δ=7°06'47"
L=183.98'

R=124.50' Δ=5°29'04"
L=107.64'

9
27,704 s.f.

Tract AC
(Proposed S. Pontiac St.)
38,409 s.f.

R=309.00'
Δ=9°17'51"
L=50.14'

R=296.00'
Δ=10°50'25"
L=56.00'

R=482.00'
Δ=5°37'41"
L=47.35'

SEE SHEET 4
MATCHLINE

Offset 2' to the East
S14°00'02"E 41.21'
Offset 2' to the East
60'

Southeast Corner Sec 8,
T4S, R67W, 6th P.M.
Fnd. 3--1/4" Aluminum Cap
in Range Box
Stamped: HCL ENG. PLS 11150
N: 1684457.693
E: 3167813.656

LEGEND

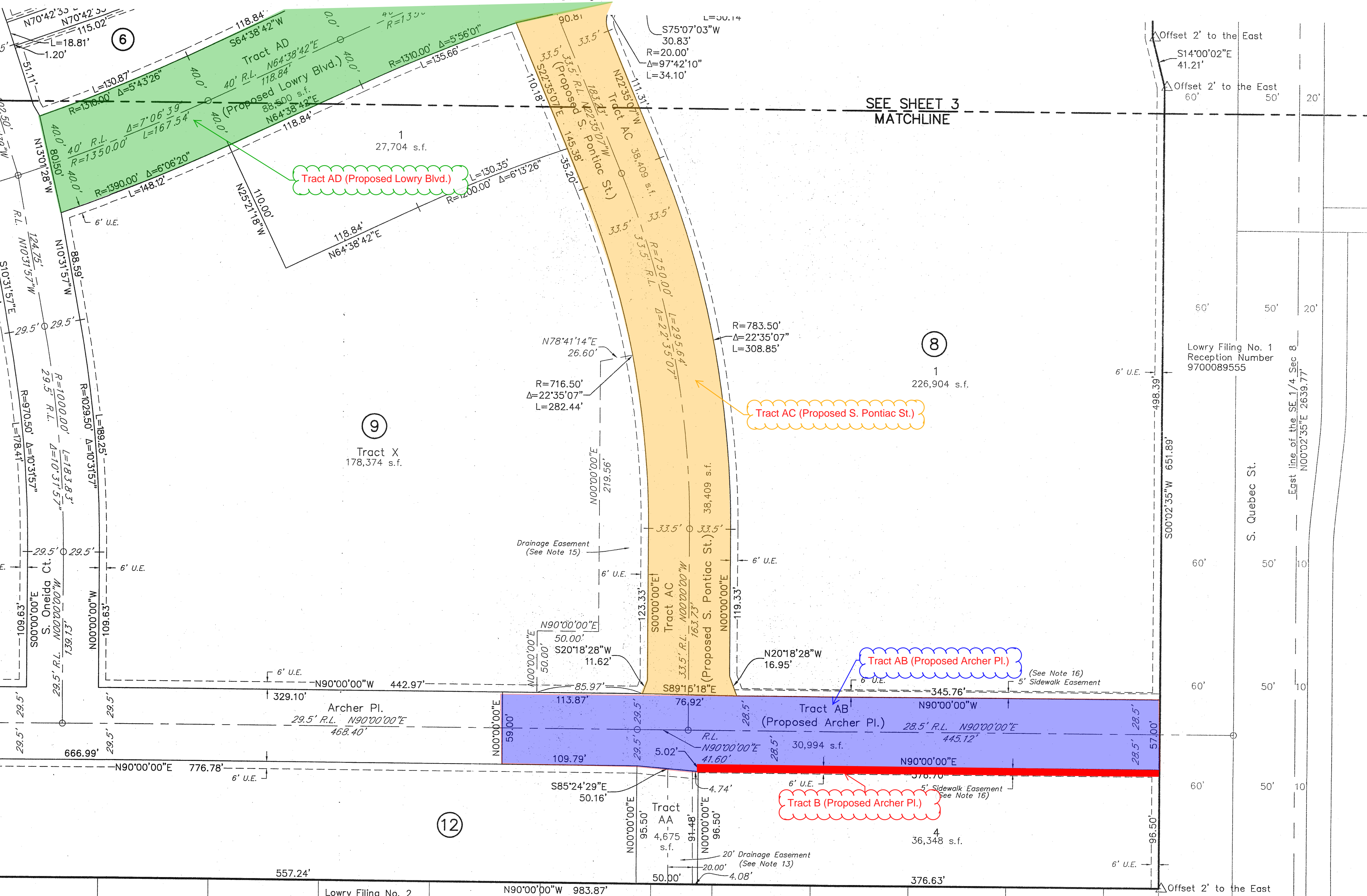
BOULEVARD ONE FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 4 OF 6



2014105351
Page: 4 of 6
DS0.00



Tract AD (Proposed Lowry Blvd.)

Tract AC (Proposed S. Pontiac St.)

Tract AB (Proposed Archer Pl.)

Tract B (Proposed Archer Pl.)

Lowry Filing No. 1
Reception Number
9700089555

Lowry Filing No. 2
Reception Number
9700172497

Southeast Corner Sec 8,
T4S, R67W, 6th P.M.