



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

FROM: Matt Bryner, P.E. Senior Engineering Manager
Right-of-Way Services

DATE: February 8, 2018

ROW #: 2017-Dedication-0000224 **SCHEDULE #:** 0231429045000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Public Alley.
Located near the intersection of N. Lowell Blvd. and W. Conejos Pl.

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 (**Lowell Corner 4**)

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 # (2017-Dedication-0000224-001) HERE.

A map of the area to be dedicated is attached.

MB/JS/BV

cc: Asset Management, Robert Koehler
City Councilperson & Aides, Paul Lopez District # 3
Council Aide Adriana Lara
Council Aide Jesus Orrantia
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, Matt Bryner
Department of Law, Brent Eisen
Department of Law, Shaun Sullivan
Department of Law, Caroline Martin
Department of Law, Stan Lechman
Department of Law, Cynthia Devereaux
Public Works Survey, Jon Spirk
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2017-Dedication-0000224

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: February 8, 2018

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 near the intersection of N. Lowell Blvd. and W. Conejos Pl.

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:** 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 (**Lowell Corner 4**)

****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 N. Lowell Blvd., W. Colfax Ave., N. Meade St., and W. Conejos Pl.
- d. **Affected Council District:** Dist. #3 Paul Lopez
- 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-0000224, Lowell Corner 4

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

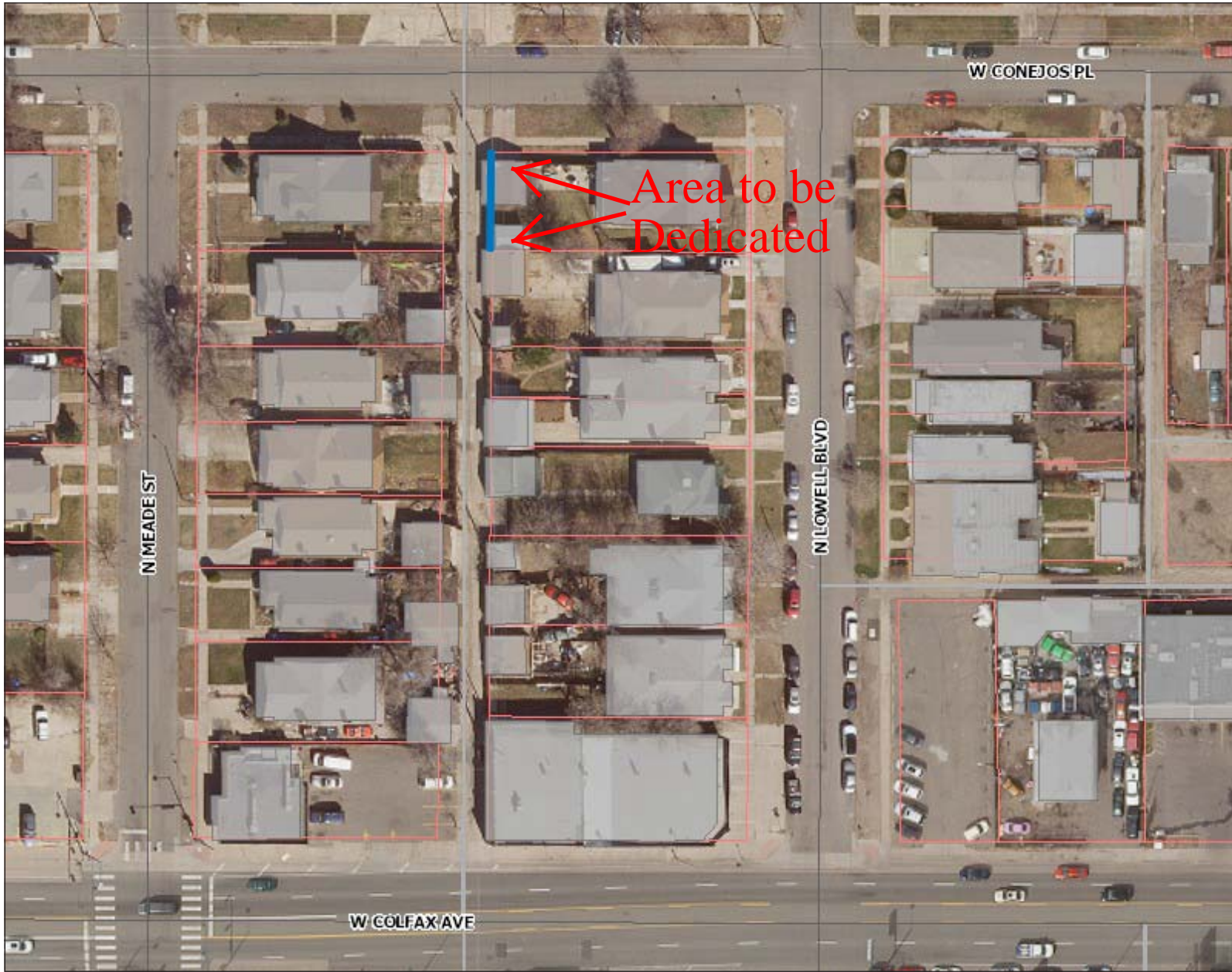
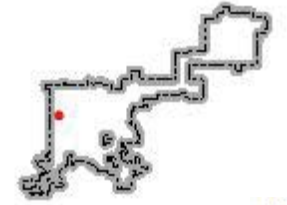
What is the known duration of an MEP: N/A

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

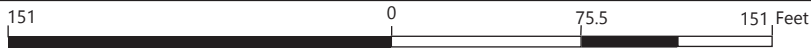
Additional information: This land was deeded to the City and County of Denver for the purpose to dedicate it as Public Right-of-Way, as a part of a development project called, Lowell Corner 4.



Area to be Dedicated

Legend

- Streams
- Buildings
- 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 1.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF LOTS 27 AND 28, BLOCK 12 OF PIERSON'S ADDITION TO DENVER, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A 21 FOOT RANGE LINE LOCATED IN LOWELL BLVD. BETWEEN W. CONEJOS PL. AND COLFAX AVENUE, BEING MONUMENTED AT THE NORTH END (W. CONEJOS PL.) BY A FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX AND AT THE SOUTH END (COLFAX AVENUE) BY A FOUND CHISELED "X" ON TOP OF A 6"x6" STONE INSIDE RANGE BOX, BEARS SOUTH 00°00'59" WEST A DISTANCE OF 430.28 FEET, WITH ALL BEARINGS HEREON BEING RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT LOCATED AT THE INTERSECTION OF WEST CONEJOS PLACE AND LOWELL BLVD;

THENCE, SOUTH 44°34'48" WEST, A DISTANCE OF 84.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 28;

THENCE, ALONG SAID NORTH LINE, NORTH 89°53'51" WEST, A DISTANCE OF 130.11 FEET TO A POINT 1.00 FEET DISTANT FROM THE NORTHWEST CORNER OF SAID LOT 28, AND BEING THE POINT OF BEGINNING;

THENCE, PARALLEL WITH THE WEST LINE OF SAID LOT 28 AND 27, SOUTH 00°00'30" WEST, A DISTANCE OF 50.03 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 27;

THENCE, ALONG THE SOUTH LINE OF SAID LOT 27, NORTH 89°53'18" WEST, A DISTANCE OF 1.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 27;

THENCE, ALONG SAID WEST LINE OF SAID LOT 27 AND 28, NORTH 00°00'30" EAST, A DISTANCE OF 50.03 FEET TO THE AFOREMENTIONED NORTHWEST CORNER OF SAID LOT 28;

THENCE, ALONG THE AFOREMENTIONED NORTH LINE OF SAID LOT 28, SOUTH 89°53'31" EAST, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING.

CONTAINS +/-50 SQ. FT. OR +/-0.001 ACRES OF LAND, MORE OR LESS.

Asset Mgmt. #: 18-09



2018006749
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 12th day of January, 2018, by **Four on Lowell Blvd, LLC**, a Colorado limited liability company, whose address is 3370 N Hayden Rd. Suite 123-524, Scottsdale, AZ 85251, 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.

Approved: [Signature]
Asset Management: [Signature]
Date: 01/18/18

Project Description: Sec 2
Four on Lowell Blvd, LLC

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

ATTEST:

Four on Lowell Blvd, LLC, a Colorado limited liability company

By: Rick Wells

Name: Rick Wells

Its: Manager

STATE OF AZ)

) ss.

COUNTY OF Maricopa

The foregoing instrument was acknowledged before me this 12th day of January, 2018 by Rick Wells, as Manager of Four on Lowell Blvd, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: Feb 15th 2021

Jacquelyn Vertin
Notary Public

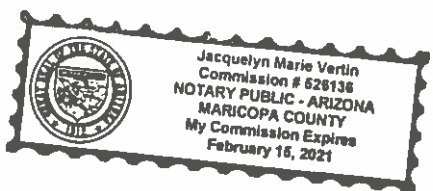


EXHIBIT A
LAND DESCRIPTION
SHEET 1 OF 2

LAND DESCRIPTION:

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CONTAINS ±50 SQ. FT. OR ±0.001 ACRES OF LAND, MORE OR LESS.

End of Land Description.



RICHARD B. GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of
Power Surveying Company, Inc.



720 W. 84TH AVENUE
THORNTON, COLORADO 80260

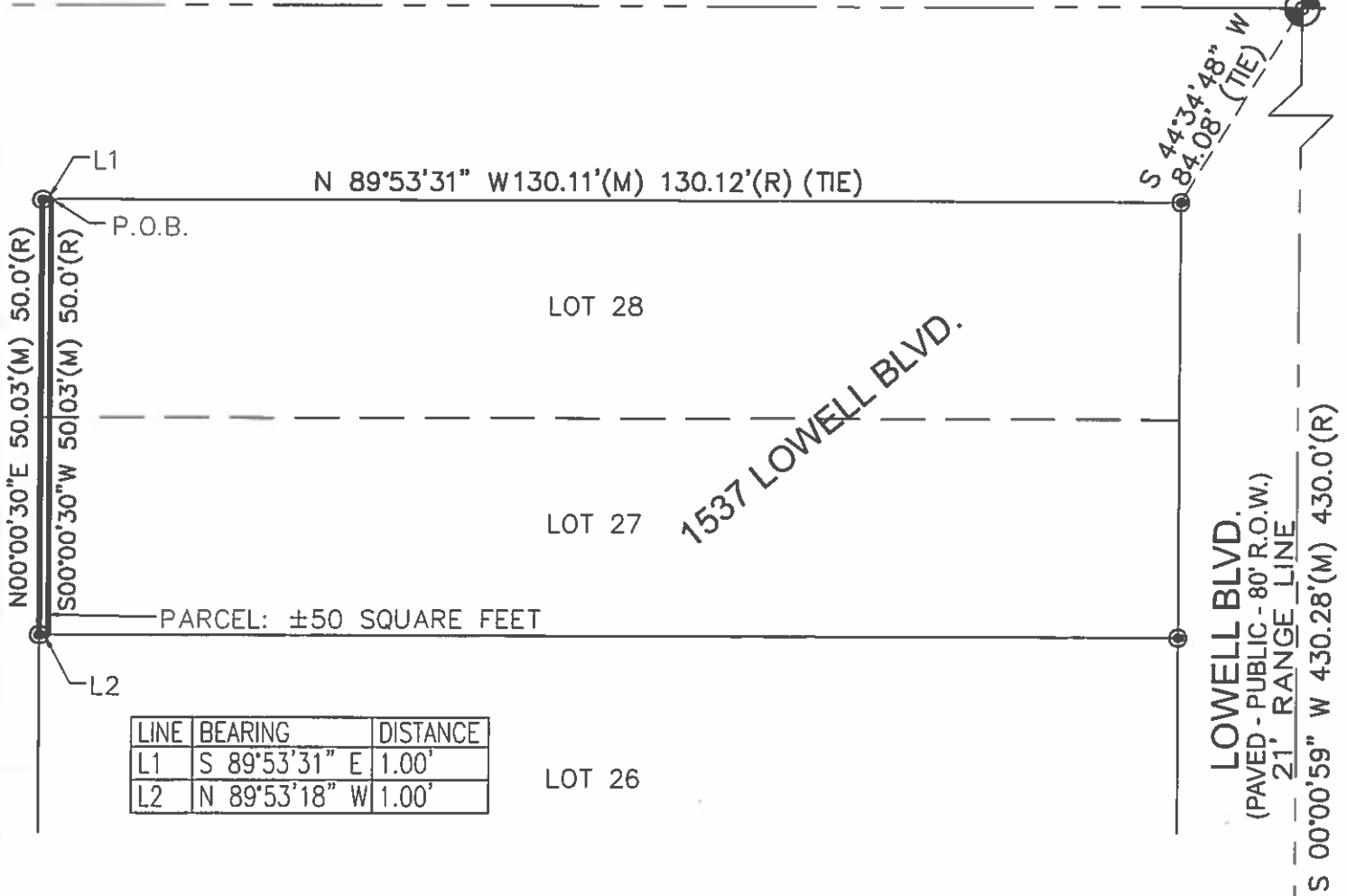
PH. 303-702-1817
FAX. 303-702-1488
WWW.POWERSURVEYING.COM

DRAWING BY: BJJ DATE: 11-27-17
PROJECT NO. 501-17-132

EXHIBIT A
EXHIBIT OF LAND DESCRIPTION
SHEET 2 OF 2

W. CONEJOS PL.
(PAVED - PUBLIC - 80' R.O.W.)
20' RANGE LINE

P.O.C.
RANGE POINT
FOUND 2.5" ALUMINUM CAP
(IN RANGE BOX)
P.L.S 16116

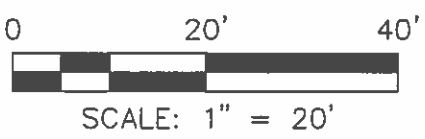


PARCEL: ±50 SQUARE FEET

RANGE POINT
CHISELED "X"
TOP OF 6"X6" STONE
IN RANGE BOX

RANGE POINT
⊙ FOUND #5 REBAR AND YELLOW PLASTIC CAP
OR PK NAIL AND BRASS WASHER P.L.S #37929

- (M) AS MEASURED
- (R) PER RECORD
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



720 W. 84TH AVENUE
THORNTON, COLORADO 80260

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