




**REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY**

**TO:** Caroline Martin, City Attorney's Office

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

**DATE:** February 24, 2017

**ROW #:** 2016-Dedication-0000190                      **SCHEDULE #:** 0227106024000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as Public Alley.  
Located at the intersection of 36<sup>th</sup> St. and Wynkoop 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 (3609 Wynkoop SDP)

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 # (2016-Dedication-0000190-001) HERE.**

A map of the area to be dedicated is attached.

RD/KEL/BLV

- cc: Asset Management, Robert Koehler
- City Councilperson & Aides, Albus Brooks District # 9
- Council Aide Chy Montoya
- Council Aide Brande Micheau
- 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, Rob Duncanson
- Department of Law, Brent Eisen
- Department of Law, Shaun Sullivan
- Department of Law, Caroline Martin
- Department of Law, Cindy Cooley
- Public Works Survey, Keith Luttrell
- Public Works Survey, Paul Rogalla
- Owner: City and County of Denver
- Project file folder 2016-Dedication-0000190

# ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias  
at [angela.casias@DenverGov.org](mailto: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 24, 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 a parcel of land as Public Right of Way as Public Alley.  
Located at the intersection of 36<sup>th</sup> St. and Wynkoop 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](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: Angela Casias
- Phone: 720-913-8529
- Email: [Angela.Casias@denvergov.org](mailto: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 (3609 Wynkoop SDP)

**\*\*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 36<sup>th</sup> St. Wynkoop, 38<sup>th</sup> St. and Delgany St.
- d. Affected Council District: Dist. 9 Albus Brooks
- 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: 2016-Dedication-0000190, 3609 Wynkoop SDP**

**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, 3609 Wynkoop SDP**



# 36th and Wynkoop



Alley to be Dedicated



- Legend**
- Streams
  - Irrigation Ditches (Reconstruct)
  - Irrigation Ditches (Gardener)
  - Irrigation Ditches
  - Buildings 2014
  - Streets
  - Alleys
  - Railroads
  - Main
  - Yard
  - Spur
  - Siding
  - Interchange track
  - Other
  - Bridges
  - Rail Transit Stations
  - Existing
  - Planned
  - Park-N-Ride Locations
  - Lakes
  - County Boundary
  - Parcels
  - Lots/Blocks
  - Parks
  - All Other Parks: Linear
  - Mountain Parks



PW PARCEL DESCRIPTION 2016-DEDICATION-0000190-001

PARCEL DESCRIPTION

THAT PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH OF FEBRUARY 2017, BY RECEPTION NO. 2017019387, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDS OFFICE, STATE OF COLORADO.

A PARCEL OF LAND BEING THE NORTHWESTERLY 2.00 FEET OF LOTS 33 TO 38, BLOCK 7, FIRST ADDITION TO IRONTON, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT DENVER RANGE POINT RP04117 AT THE INTERSECTION OF WYNKOOP STREET AND 36TH AVENUE, BEING MONUMENTED BY AN AXLE IN A RANGE BOX, FROM WHICH DENVER RANGE POINT RP04118 AT THE INTERSECTION OF WAZEE STREET AND 36TH AVENUE, BEING MONUMENTED BY AN AXLE IN A RANGE BOX, BEARS S45°00'58"E, A DISTANCE OF 346.08 FEET (BASIS OF BEARINGS) WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N44°58'43"W, ALONG THE SOUTHWESTERLY RANGE LINE OF BLOCK 7, FIRST ADDITION TO IRONTON, A DISTANCE OF 144.99 FEET;

THENCE N44°58'12"E, A DISTANCE OF 60.25 FEET TO THE WEST LOT CORNER OF LOT 33 OF SAID BLOCK 7 AND THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, N44°58'12"E, ALONG THE NORTHWESTERLY LINE OF LOTS 33 THROUGH 38 OF SAID BLOCK 7, A DISTANCE OF 150.05 FEET TO THE NORTHERLY LOT CORNER OF LOT 38 OF SAID BLOCK 7;

THENCE S44°59'23"E, DEPARTING SAID NORTHWESTERLY LINE, AND ALONG THE NORTHEASTERLY LINE OF LOT 38 OF SAID BLOCK 7, A DISTANCE OF 2.00 FEET;

THENCE S44°58'12"W, A DISTANCE OF 150.05 FEET TO THE SOUTHWESTERLY LINE OF SAID BLOCK 7;

THENCE N44°58'43"W, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 300 SQUARE FEET OR 0.006 ACRES, MORE OR LESS.





**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

**Legal Description**

See Attached.

*JMN*

# EXHIBIT A

## SHEET 1 OF 2 LAND DESCRIPTION

A PARCEL OF LAND BEING THE NORTHWESTERLY 2.00 FEET OF LOTS 33 TO 38, BLOCK 7, FIRST ADDITION TO IRONTON, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT DENVER RANGE POINT RP04117 AT THE INTERSECTION OF WYNKOOP STREET AND 36TH AVENUE, BEING MONUMENTED BY AN AXLE IN A RANGE BOX, FROM WHICH DENVER RANGE POINT RP04118 AT THE INTERSECTION OF WAZEE STREET AND 36TH AVENUE, BEING MONUMENTED BY AN AXLE IN A RANGE BOX, BEARS S45°00'58"E, A DISTANCE OF 346.08 FEET (BASIS OF BEARINGS) WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N44°58'43"W, ALONG THE SOUTHWESTERLY RANGE LINE OF BLOCK 7, FIRST ADDITION TO IRONTON, A DISTANCE OF 144.99 FEET;

THENCE N44°58'12"E, A DISTANCE OF 60.25 FEET TO THE WEST LOT CORNER OF LOT 33 OF SAID BLOCK 7 AND THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, N44°58'12"E, ALONG THE NORTHWESTERLY LINE OF LOTS 33 THROUGH 38 OF SAID BLOCK 7, A DISTANCE OF 150.05 FEET TO THE NORTHERLY LOT CORNER OF LOT 38 OF SAID BLOCK 7;

THENCE S44°59'23"E, DEPARTING SAID NORTHWESTERLY LINE, AND ALONG THE NORTHEASTERLY LINE OF LOT 38 OF SAID BLOCK 7, A DISTANCE OF 2.00 FEET;

THENCE S44°58'12"W, A DISTANCE OF 150.05 FEET TO THE SOUTHWESTERLY LINE OF SAID BLOCK 7;

THENCE N44°58'43"W, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 300 SQUARE FEET OR 0.006 ACRES, MORE OR LESS.



JUSTIN CLARE SCHEITLER  
PROFESSIONAL LAND SURVEYOR  
COLORADO LICENSE NO. 38430

SHEET 1 OF 2

DATE: 11/01/2016

DRAWN BY: JCS

CHECKED BY: DLS

PATH: F:\2016\0501-1000\016-0509\SURVEY

DRAWING: V\_ALT\_80509.dwg

EXHIBIT A:  
PARCEL A

**MOLSSON**<sup>®</sup>  
ASSOCIATES

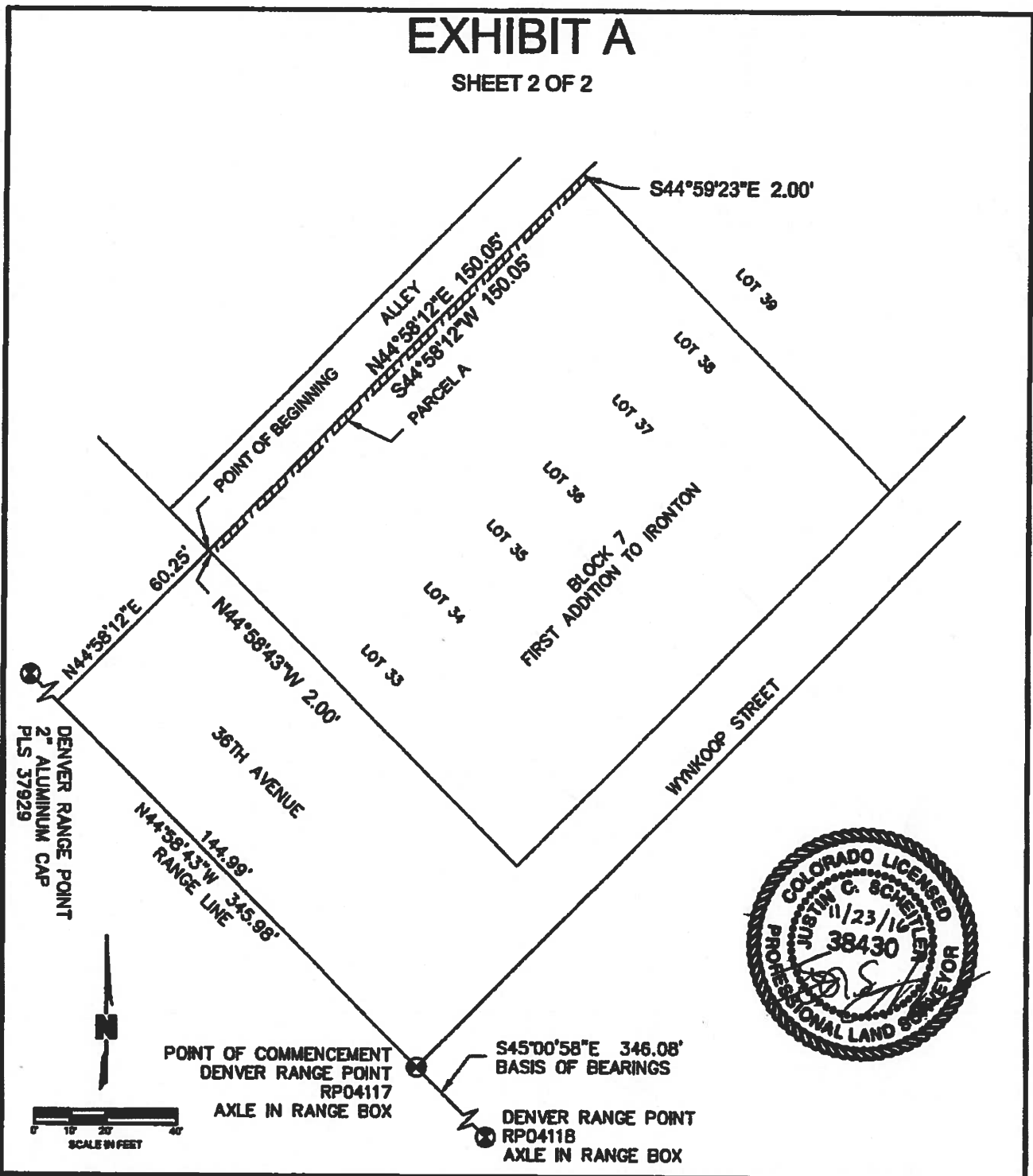
4880 Table Mountain Drive, Suite 200 TEL: 303.237.2072  
Golden, CO 80403 FAX: 303.237.2850 www.molssonassociates.com

*mm*



# EXHIBIT A

SHEET 2 OF 2



SHEET 2 OF 2

DATE: 11/01/2016  
 DRAWN BY: JCS  
 CHECKED BY: DLS  
 PATH: F:\2016\0501-1000\016-0509\SURVEY  
 DRAWING: V\_ALT\_60509.dwg

EXHIBIT A:  
 PARCEL A

**MOLSSON**<sup>®</sup>  
 ASSOCIATES

4880 Table Mountain Drive, Suite 200 TEL 303.237.2072  
 Golden, CO 80403 FAX 303.237.2050 www.olssonassociates.com

*MW*