

201 W Colfax Ave, Dept. 507 Denver, CO 80202 p: 720.865.2782 e: Denver.ROW@denvergov.org www.denvergov.org/PWPRS

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 36th 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

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 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 Reque	est	
1. Has your agen	cy submitted this request in	the last 1	12 months?		
Yes	□ No				
If yes, plea	ase explain:				
	idicates the type of request: g i			npany or contractor and contract control number, contract amendment, municipal code change,	
	is to dedicate a parcel of land the intersection of 36th St. and			lley.	
3. Requesting Ag Agency Division	gency: Public Works-Right-o on: Survey	f-Way Se	ervices		
Name: BPhone: 73	n: (With actual knowledge of arbara Valdez 20-865-3153 arbara.valdez@denvergov.org		d ordinance/resolution.)		
will be availab Name: A Phone: 7	n: (With actual knowledge of le for first and second reading ngela Casias 20-913-8529 ngela.Casias@denvergov.org	g, if neces.		will present the item at Mayor-Council and who	
6. General descr	iption/background of propo	sed ordin	nance including contract s	cope of work if applicable:	
the municipa		parcel(s)	of land is being dedicated	property as part of the system of thoroughfares of to the City and County of Denver for Public	
	the following fields: (Incomp ield – please do not leave blan		s may result in a delay in pi	rocessing. If a field is not applicable, please	
a. Conti	ract Control Number: N/A	_			
	ract Term: N/A				
c. Locat	·	•	koop, 38 th St. and Delgany	St.	
70		. 9 Albus	Brooks		
	ract Amount (indicate amen	ded amou	unt and new contract tota	ıl):	
				who may have concerns about it?) Please	
None.					
Carrier and Carrie	To b	e complete	ted by Mayor's Legislative	Team:	
SIRE Tracking Number:			Date Entered:		



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





Irrigation Ditches

Rail Transit Stations

Park-N-Ride Locations

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. Map Generated 2/24/2017 75, Feet

1:588

WGS_1984_Web_Mercator_Auxiliary_Sphere © City and County of Denver



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 FEBUARY 2017, BY RECEPTION NO. 2017019387, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDRES 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 \$45'00'58"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;

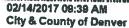
THENCE S44'59'23"E, DEPARTING SAID NORTHWESTERLY LINE, AND ALONG THE NORTHEASTERLY LINE OF LOT 38 OF SAID BLOCK 7, A DISTANCE OF 2.00 FEET;

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.







Page: 1 of 4 D \$0.00

SPECIAL WARRANTY DEED

THIS DEED, dated () 20 is between SMP4 INVESTMENTS, INC., a Colorado Corporation ("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 <u>TEN DOLLARS AND 00/100</u> (\$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: None 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 ensealing 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 of all and every person or persons lawfully claiming the whole or any part thereof, by, through, or under the Grantor, 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, by, through, or under the Grantor, except for all matters of record.

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

SMP4 INVESTMENTS, INC., a Colorado

Corporation

Michael S. Warren

Senior Vice President & General Counsel

STATE OF COLORADO)

COUNTY OF LANGMER)

Michael S. Warren, Senior Vice President & General Counsel of SMP4 INVESTMENTS, INC., a Color Witness my hand and official seal.

My Commission Expires: Hp

HANDRA DIANE BEZJAK NOTARY PUBLIC

STATE OF COLORADO NOTARY ID 20134026159

OMMISSION EXPIRES APR. 23, 2017

April 23,2019

The foregoing instrument was acknowledged before me this 10 day of 10

Hotary Public

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

No. 932A. Rev. 4-94. WARRANTY DEED (For Photographic Record) (Page 1 of 3)







EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

See Attached

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 \$45°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 <u>POINT OF BEGINNING</u>;

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 \$44"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_60509.dwg

EXHIBIT A: PARCEL A



4880 Toble Mountain Drive, Buller 200 TRL 303.237.2072 Golden, CO 80403 FAX 303.237.2650 1

