



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

FROM: Matt R. Bryner, P.E., Director, Right-of-Way Services

DATE: February 27th, 2020

ROW #: 2019-DEDICATION-0000099 **SCHEDULE #:** Adjacent to 0503902039000

TITLE: This request is to dedicate a parcel of land as Public Right-of-Way as Public Alley, located at the intersection of E. 8th Ave. and N. Grant 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 by the City and County of Denver for Public Right-of-Way, as part of the development project, '757-777 N. Grant St.'

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 # (2019-DEDICATION-0000099-001) HERE.

A map of the area to be dedicated is attached.

MB/AL/RL

cc: Dept. of Real Estate, Katherine Rinehart
City Councilperson, Chris Hinds District # 10
Councilperson Aide, Galia Halpern
Councilperson Aide, Teresa St. Peter
Councilperson Aide, Liz Zukowski
City Council Staff, Zach Rothmier
Environmental Services, David Erickson
DOTI, Manager's Office, Alba Castro
DOTI, Manager's Office, Jason Gallardo
DOTI, Director, Right-of-Way Services, Matt Bryner
Department of Law, Maureen McGuire
Department of Law, Martin Plate
Department of Law, Deanne Durfee
Department of Law, Caroline Martin
Department of Law, Stan Lechman
DOTI Survey, Alan Lemke
DOTI Survey, Paul Rogalla
Public Works Ordinance
Owner: City and County of Denver
Project file folder 2019-DEDICATION-0000099

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave. | Denver, CO 80215
www.denvergov.org/doti
Phone: 720-913-1311

ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo
at jason.gallardo@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 27th, 2020

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:** This request is to dedicate a parcel of land as Public Right-of-Way as Public Alley, located at the intersection of E. 8th Ave. and N. Grant St.

3. **Requesting Agency:** DOTI, Right-of-Way Services
Agency Section: Survey

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

- **Name:** Rebecca Long
- **Phone:** 720-913-4518
- **Email:** Rebecca.Long@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:** Jason Gallardo
- **Phone:** 720-865-8723
- **Email:** Jason.gallardo@denvergov.org

6. **General description/background of proposed resolution 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 by the City and County of Denver for Public Right-of-Way, as part of the development project, '757-777 N. Grant St.'

****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 E. 7th Ave, N. Sherman St., E 8th Ave and N. Grant St.
- d. **Affected Council District:** Chris Hinds, District #10
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):**

7. **Is there any controversy surrounding this resolution?** (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: _____



Project Title: 2019-DEDICATION-0000099

Description of Proposed Project: Dedication of 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 be dedicated as Public Alley.

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

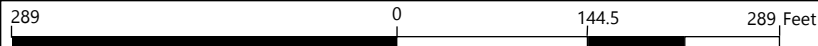
Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it a Public Alley, as part of a development project called, '757-777 N. Grant St.'



Area to be dedicated

Legend

-  Well Restrictions
-  Barrier Restrictions
- Area Restrictions
 -  Liner
 -  Sheet Pile Wall Area
-  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
-  Lots/Blocks
- Parks
 -  All Other Parks; Linear
 -  Mountain Parks



PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000099-001:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF JANUARY, 2020, AT RECEPTION NUMBER 2020004266 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH. P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 2.00 FEET OF LOTS 34 TO 37, BLOCK 21, ARLINGTON HEIGHTS ADDITION TO DENVER, SAID SUBDIVISION PLAT RECORDED IN PLAT BOOK 2 AT PAGE 84 AT THE ARAPAHOE COUNTY RECORDER'S OFFICE NOW RESIDING IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 200 SQUARE FEET OR 0.0046 ACRES MORE OR LESS.



01/10/2020 01:54 PM
City & County of Denver

R \$0.00
WD

2020004266
Page: 1 of 5
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 29 day of Oct 2019, by **LCP GRANT, LLC**, a Colorado limited liability company, whose address is 2150 W. 29th Ave., Suite 410, Denver, CO 80211 ("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 **Exhibit A** attached hereto and incorporated herein (the "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, subject to all matters listed on **Exhibit B**, attached hereto and incorporated herein.

No separate bill of sale with respect to improvements on the Property will be executed.

[Signature Page Follows]

20-00 +
2019 - Deed. Grantor - 00000044
777 N. Grant

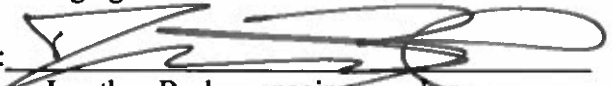
IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

GRANTOR:

LCP GRANT, LLC,
a Colorado limited liability company

By: Littleton Capital Partners LLC,
its Managing Director

By: Denver City Town Company, LLC,
a managing member

By: 
Jonathan Bush, managing member

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

The foregoing instrument was acknowledged before me this 29 day of Oct. 2019 by Jonathan Bush.

Witness my hand and official seal.

My commission expires: 3.4.21


Notary Public



**Exhibit A
To Special Warranty Deed
The Property**

2018-PROJMSTR-0000611-ROW

**EXHIBIT A
SHEET 1 OF 2**

LAND DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH. P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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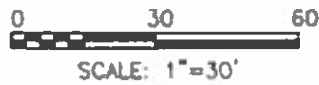
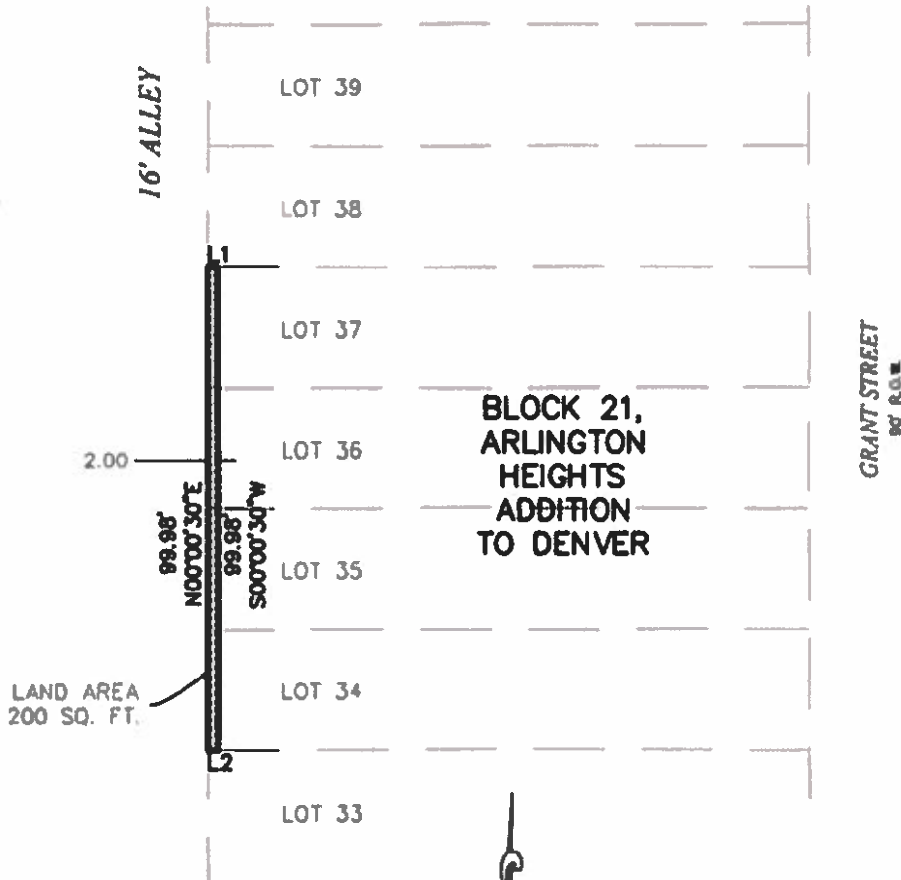
PREPARED BY:

DAMIEN CAIN PLS 38284
FOR AND ON BEHALF OF
39 NORTH ENGINEERING AND SURVEYING LLC
4495 HALE PARKWAY
SUITE 302
DENVER, CO 80220
PH: 303-325-5071
EMAIL: damien.cain@39north.net



EXHIBIT A

SHEET 2 OF 2



LINE TABLE		
LINE	LENGTH	BEARING
L1	2.00'	N89°58'50"E
L2	2.00'	S89°58'50"W

Exhibit B

(Exceptions listed on Title Commitment effective July 19, 2019)

8. Cheesman Park Mountain View Restriction Ordinance recorded August 19, 1968, in Book 9916 at Page 618