




**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:** January 26<sup>th</sup>, 2021

**ROW #:** 2018-DEDICATION-0000136 **SCHEDULE #:** 0232302087000 & 0232302091000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by W. 19<sup>th</sup> Ave., N. Hooker St., W. 20<sup>th</sup> Ave., and N. Grove 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, "Hooker Street Townhomes."

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 # (2018-DEDICATION-0000136-001) HERE.**

A map of the area to be dedicated is attached.

MB/JS/RL

cc: Dept. of Real Estate, Katherine Rinehart  
City Councilperson, Amanda Sandoval District # 1  
Councilperson Aide, Gina Volpe  
Councilperson Aide, Naomi Grunditz  
City Council Staff, Zach Rothmier  
Environmental Services, Andrew Ross  
DOTI, Manager's Office, Alba Castro  
DOTI, Manager's Office, Jason Gallardo  
DOTI, Director, Right-of-Way Engineering 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, Rachonda Dixon  
DOTI Survey, Jon Spirk  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2018-DEDICATION-0000136

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

## ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo  
at [Jason.Gallardo@DenverGov.org](mailto: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:** January 26<sup>th</sup>, 2021

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 City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by W. 19th Ave., N. Hooker St., W. 20th Ave., and N. Grove 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:** 720-547-5344
- **Email:** [Rebecca.Long@denvergov.org](mailto: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](mailto: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, "Hooker Street Townhomes."

**\*\*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:** Bounded by W. 19th Ave., N. Hooker St., W. 20th Ave., and N. Grove St.
- d. **Affected Council District:** Amanda Sandoval, District #1
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):** N/A

7. **Is there any controversy surrounding this resolution?** (Groups or individuals who may have concerns about it?) **Please explain.**

None.

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To be completed by Mayor's Legislative Team:

SIRE Tracking Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

## EXECUTIVE SUMMARY

**Project Title:** 2018-DEDICATION-0000136

**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 a MEP:** N/A

**Will land be dedicated to the City if the vacation goes through:** N/A

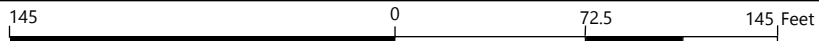
**Will an easement be placed over a vacated area, and if so explain:** N/A

**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 Alley, as part of a development project called, "Hooker Street Townhomes."



- ### Legend
- Well Restrictions
  - Barrier Restrictions
  - Area Restrictions**
    - Liner
    - Sheet Pile Wall Area
  - Streams
  - Irrigation Ditches Reconstruct (Gardeners)
  - Irrigation Ditches
  - 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. 2018-DEDICATION-0000136-001:****LAND DESCRIPTION – ALLEY PARCEL**

A parcel of land conveyed by Special Warranty Deeds to the City and County of Denver, recorded at Reception Number 2020057800 on the 28th day of April, 2020 and at Reception Number 2020064204 on the 12th day of May, 2020, both in the City and County of Denver Clerk and Recorder's Office, State of Colorado, therein as:

To be dedicated for alley purposes, a portion of Lots 24 to 30, Block 2, Cheltenham Heights Graham Resubdivision, located in the SW 1/4 of Section 32, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, and being more particularly described as follows: Beginning at the Northwest corner of said Lot 30, Thence N90°00'0"W (Basis of Bearings) along the North line of said Lot 30, 3.00 feet; Thence S00°00'0"W and parallel to the East line of said Lots 24 to 30, 149.00 feet; Thence S45°00'00"W, 28.28 feet to a point 3 feet North of the South line of said Lot 24; Thence N90°00'00"W and parallel to the South line of said Lot 24, 107.00 feet to a point on the West line of said Lot 24; Thence S00°00'00"W along said West line 3.00 feet to the Southwest corner of said Lot 24; Thence S90°00'00"E along the South line of said Lot 24, 130.00 feet to the Southeast corner of said Lot 24; Thence N00°00'0"E along the East line of said Lots 24 to 30, 172.00 feet to the Point Of Beginning. Said described parcel contains 1,097 square feet more or less.

After recording, return to:  
Division of Real Estate  
City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Denver, Colorado 80202



04/28/2020 02:11 PM  
City & County of Denver

R \$0.00

WD

2020057800

Page: 1 of 4

D \$0.00

**Project Description: 2018-Dedication-0000136**

**Asset Mgmt No.: 20-053**

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** ("Dced"), made as of this 28 day of April, 2020, by **HOOKER JV LLC**, a Colorado limited liability company, whose address is 4155 E. Jewell Ave., Ste. 1002, Denver, CO 80222, 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 hereof, by, through, or under Grantor.

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

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

ATTEST:

**HOOKER JV LLC, a Colorado Limited Liability Company**

By: 

Name: Brandis MEEEKS

Its: MEMBER

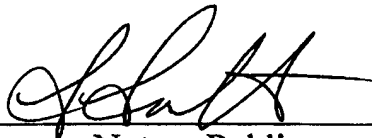
STATE OF Colorado )  
  ) ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 28 day of April, 2020  
by Brandis Meeks, as member of **HOOKER JV LLC**, a Colorado  
Limited Liability Company.

Witness my hand and official seal.

My commission expires: 4-25-2023

SHAWNA SMITH  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20024038910  
MY COMMISSION EXPIRES APRIL 25, 2023

  
Notary Public

2017-PROJMSR-0000623-ROW

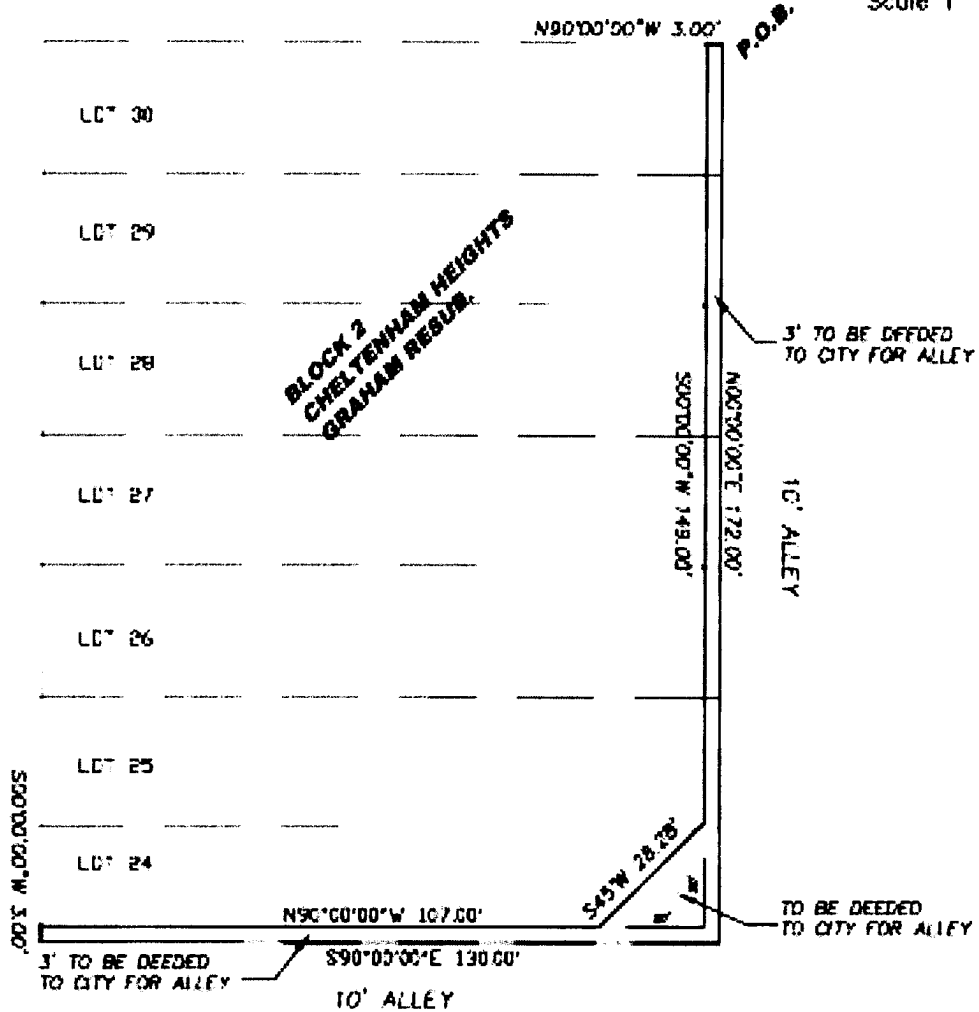
ROW PROJECT NO. 2017-  
DES PARCEL NO. 2017-

**EXHIBIT FOR ALLEY DEDICATION**  
**SW 1/4, SECTION 32, T3S, R68W, 6TH P.M.**  
**CITY AND COUNTY OF DENVER, STATE OF COLORADO**



Scale 1" = 30'

**HOOKER ST. 80' R.O.W.**



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY IT IS INTENDED ONLY TO DEPICT THE ABOVE ALLEY DEDICATION.

**AAA SURVEYING LAND CONSULTANTS, LLC**  
P.O. BOX 2016 ELIZABETH, CO 80107  
303-519-7015/FAX 303-940-4927

JOB NO. 18-1920

PAGE 1 OF 2

DATE: 5/21/2018

PROPERTY ADDRESS: 1920-60 HOOKER ST.

SCALE 1"=30'



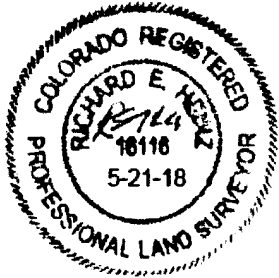
2017-PROJMSTR-0000623-ROW

ROW PROJECT NO. 2018-\_\_\_\_-\_\_\_\_  
DES PARCEL NO. 2018-\_\_\_\_-\_\_\_\_-\_\_\_\_

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SW 1/4, SECTON 32, T3S, R68W, 6TH P.M.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO**

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I, Richard E. Heinz, a Professional Land Surveyor, Registered in the State of Colorado, do hereby certify that the above legal description was prepared by me or under my direct supervision.



For and on behalf of AAA Surveying Land Consultants, LLC  
Richard E. Heinz, PLS#16116

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201 West Colfax Avenue, Dept. 1010  
Denver, Colorado 80202  
Project Description: **2018-Dedication-0000136**  
Asset Mgmt No.: **20-062**



**2020064204**  
Page: 1 of 4  
D \$0.00

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this 17<sup>th</sup> day of May, 2020, by **NATHAN FLETEMEYER**, an individual, whose address is 1940 Hooker St, Denver, CO, CO 80222, 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");

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

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

ATTEST:

NATHAN FLETEMEYER By: Nathan Fletemeyer Digitally signed by Nathan Fletemeyer Reason I am approving this document

Name: Nathan Fletemeyer

Its: OWNER

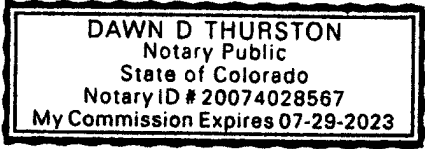
STATE OF Colorado )  
 ) ss.  
COUNTY OF Weld )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of May, 2020  
by Nathan Fletemeyer

Witness my hand and official seal.

My commission expires: 07/29/2023

[Signature]  
Notary Public



2017-PROJMSR-0000623-ROW

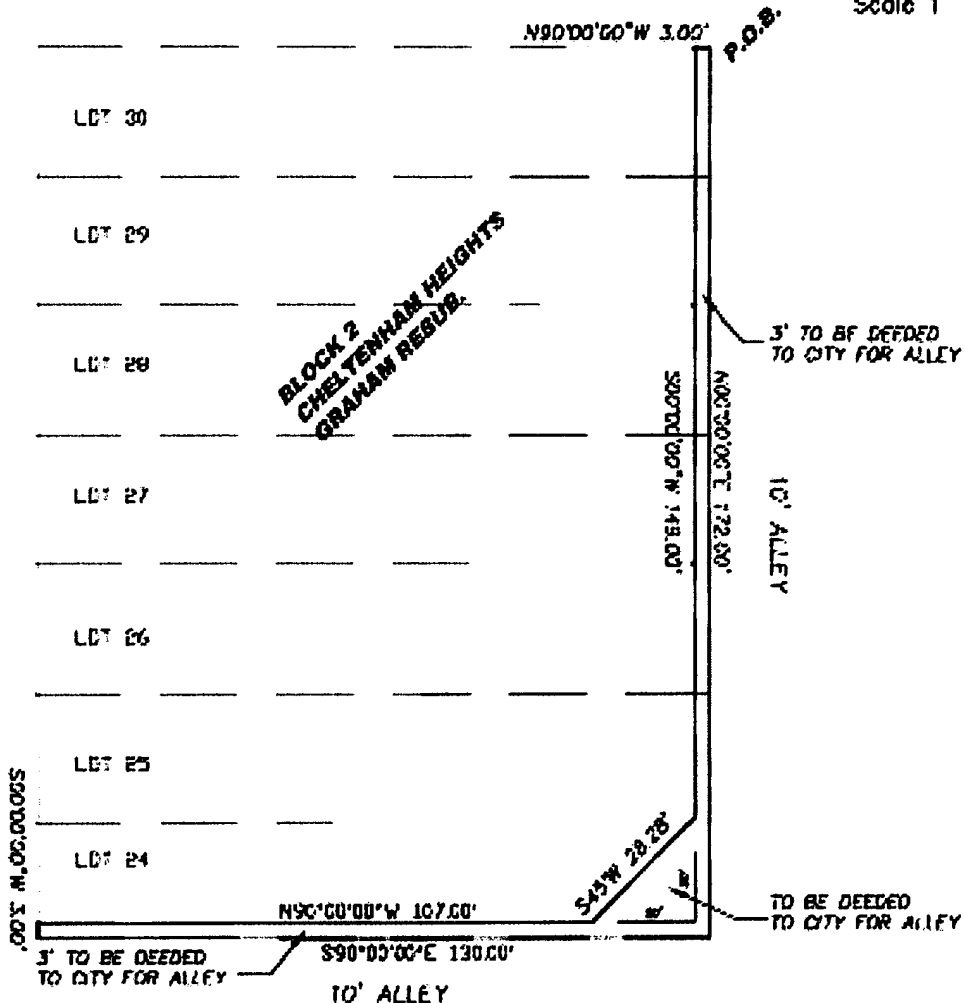
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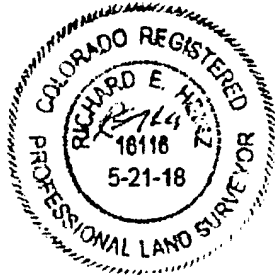
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*I, Richard E. Heinz, a Professional Land Surveyor, Registered in the State of Colorado, do hereby certify that the above legal description was prepared by me or under my direct supervision.*



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