


**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:** November 18<sup>th</sup>, 2020

**ROW #:** 2020-DEDICATION-0000101 **SCHEDULE #:** adjacent to 0522115026000

**TITLE:** This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) S. Pearl St. (parcel A), located at the intersection of S. Pearl St. and E. Louisiana Ave., and 2) Public Alley (parcel B), bounded by E. Louisiana Ave., S. Pearl St., E. Buchtel Blvd., and S. Washington 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 1) S. Pearl St., and 2) 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, "1230 S Pearl 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 Right-of-Way and Public Alley. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2020-DEDICATION-0000101-001-002) HERE.**

A map of the area to be dedicated is attached.

MB/AL/RL

cc: Dept. of Real Estate, Katherine Rinehart  
City Councilperson, Jolon Clark District # 7  
Councilperson Aide, Tate Carpenter  
Councilperson Aide, Maggie Thompson  
Councilperson Aide, Anita Banuelos  
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, Alan Lemke  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2020-DEDICATION-0000101

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: November 18<sup>th</sup>, 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 two City-owned parcels of land as Public Right-of-Way as 1) S. Pearl St. (parcel A), located at the intersection of S. Pearl St. and E. Louisiana Ave., and 2) Public Alley (parcel B), bounded by E. Louisiana Ave., S. Pearl St., E. Buchtel Blvd., and S. Washington 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 1) S. Pearl St., and 2) 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, "1230 S Pearl 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:** At the intersection of S. Pearl St. and E. Louisiana Ave and bounded by E. Louisiana Ave., S. Pearl St., E. Buchtel Blvd., and S. Washington St.
- d. **Affected Council District:** Jolon Clark District # 7
- 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:** 2020-DEDICATION-0000101

**Description of Proposed Project:** Dedication of a parcel of land as Public Right-of-Way as S. Pearl St., and 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 Right-of-Way and 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 Right-of-Way and Public Alley, as part of a development project called, "1230 S Pearl St."





Legend	
	Well Restrictions
	Barrier Restrictions
	Area Restrictions
	Liner
	Sheet Pile Wall Area
	Streams
	Irrigation Ditches Reconstruct (Gardens)
	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



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.**

**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000101-001:**

**LAND DESCRIPTION – PARCEL A:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 6<sup>TH</sup> DAY OF NOVEMBER, 2020, AT RECEPTION NUMBER 2020185333 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER’S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING THE WESTERLY 2.00 FEET OF LOTS 6 – 14, BLOCK 15, SHERMAN SUBDIVISION, EXCEPT ANY PORTION WITHIN THE S. BUCHEL BLVD. RIGHT-OF-WAY, RECORDED 4/3/1936 IN BOOK 4941, PAGE 379, LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL CONTAINS 444 SQUARE FEET (0.01 ACRES)±

PREPARED BY JESUS DIAZ  
REVIEWED BY RICHARD A. NOBBE, PLS  
FOR AND ON BEHALF OF MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
LAKEWOOD, COLORADO 80215  
JULY 28, 2020

**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000101-002:**

**LAND DESCRIPTION - PARCEL B:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 6<sup>TH</sup> DAY OF NOVEMBER, 2020, AT RECEPTION NUMBER 2020185333 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER’S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING THE EASTERLY 2.50 FEET OF LOTS 11 - 14, BLOCK 15, SHERMAN SUBDIVISION, EXCEPT ANY PORTION WITHIN THE S. BUCHEL BLVD. RIGHT-OF-WAY, RECORDED 4/3/1936 IN BOOK 4941, PAGE 379, LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL CONTAINS 203 SQUARE FEET (0.005 ACRES)±

PREPARED BY JESUS DIAZ  
REVIEWED BY RICHARD A. NOBBE, PLS  
FOR AND ON BEHALF OF MARTIN/MARTIN, INC.  
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JULY 28, 2020



11/06/2020 09:24 AM  
City & County of Denver

R \$0.00

WD

2020185333

Page: 1 of 6

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  
Project Description: 2020-Dedication-0000101  
Asset Mgmt No.: 20-160

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 5<sup>th</sup> day of November, 2020, by PEARL DEVELOPMENT PARTNERS, LLC, a Colorado limited liability company, whose address is 8536 E. Amherst Circle, Denver, CO 80231, 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.

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

**GRANTOR:**

**PEARL DEVELOPMENT PARTNERS, LLC**, a Colorado limited liability company

By: *[Signature]*

Name: ADAM FENTON

Its: MANAGER

STATE OF CO )  
 ) ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 5 day of NOV, 2020  
by Adam Fenton, as \_\_\_\_\_ of **PEARL DEVELOPMENT PARTNERS, LLC**, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 11/24/21

*[Signature]*  
Notary Public

DEBORAH KAY ZOTT  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20174017656  
MY COMMISSION EXPIRES 04/24/21

2019-PROJMSTR-0000692-ROW-001

EXHIBIT A  
LAND DESCRIPTION  
SHEET 1 OF 4

PARCEL A LAND DESCRIPTION:

A PARCEL OF LAND BEING THE WESTERLY 2.00 FEET OF LOTS 6 - 14, BLOCK 15, SHERMAN SUBDIVISION, EXCEPT ANY PORTION WITHIN THE S. BUCHEL BLVD. RIGHT-OF-WAY, RECORDED 4/3/1936 IN BOOK 4941, PAGE 379, LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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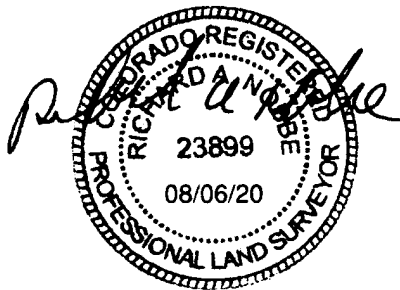
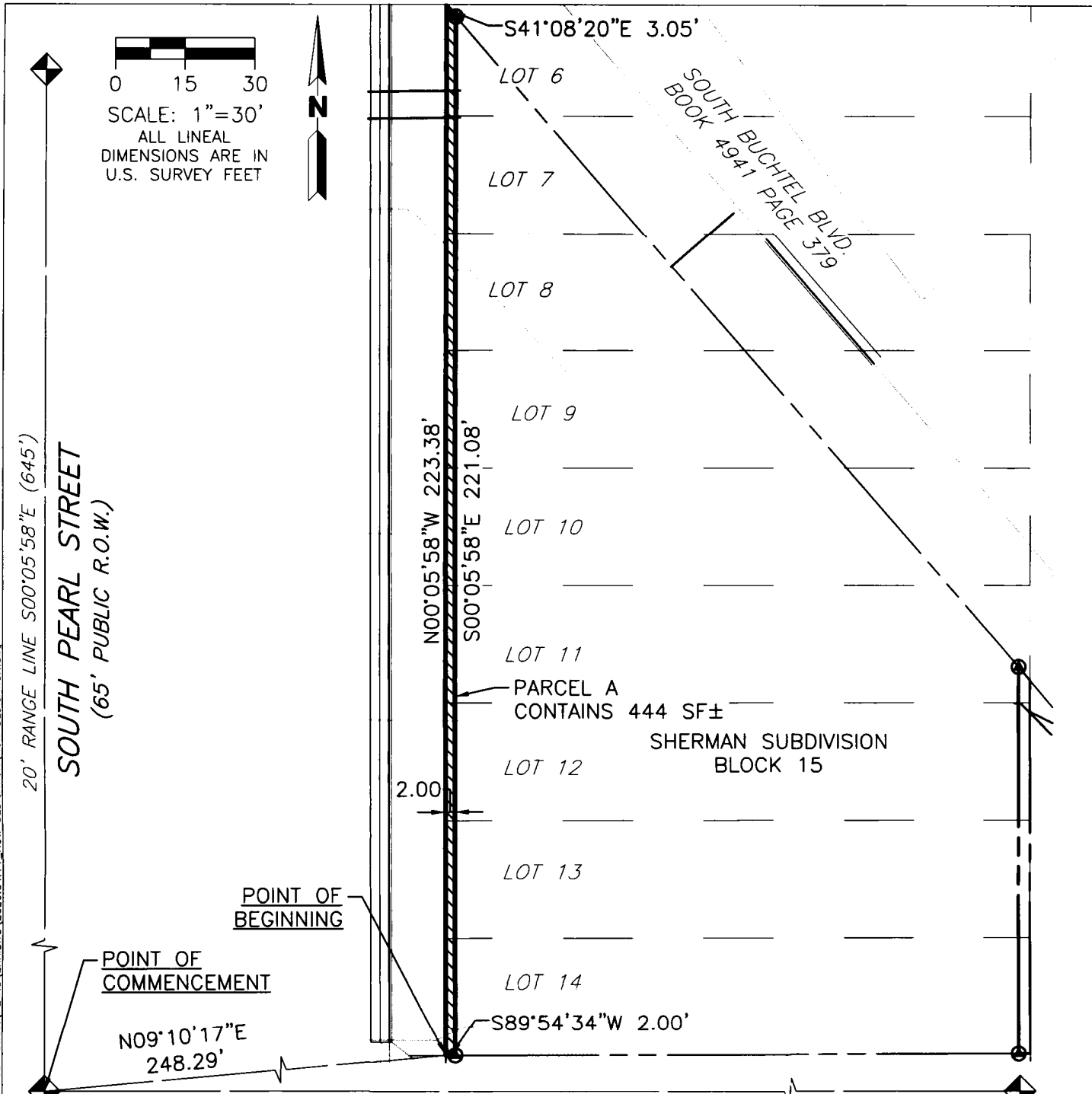
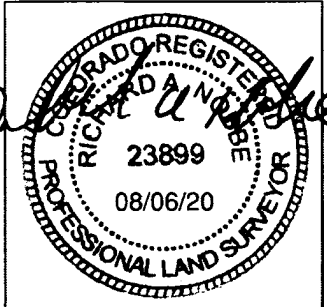




EXHIBIT A  
PARCEL A  
SHEET 2 OF 4



20' RANGE LINE  $N89^{\circ}54'35''E$  (325')  
**EAST LOUISIANA STREET**  
(70' PUBLIC R.O.W.)



07/28/20  
04/15/20

**MARTIN/MARTIN**  
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS ONLY TO DEPICT THE ATTACHED DESCRIPTION.

DRAWING LOCATION: G:\PALING\19.1451-1242\_S\_Pearl\_Street\PLANS\EXHIBITS\2020.04.14\_ROW\_DEDICATION\ROW\_DEDICATION.dwg

2019-PROJMSTR-0000692-ROW-002

EXHIBIT A  
LAND DESCRIPTION  
SHEET 3 OF 4

PARCEL B LAND DESCRIPTION:

A PARCEL OF LAND BEING THE EASTERLY 2.50 FEET OF LOTS 11 - 14, BLOCK 15, SHERMAN SUBDIVISION, EXCEPT ANY PORTION WITHIN THE S. BUCHTEL BLVD. RIGHT-OF-WAY, RECORDED 4/3/1936 IN BOOK 4941, PAGE 379, LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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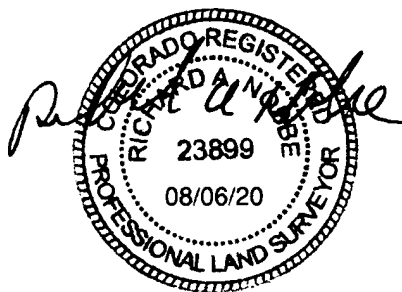
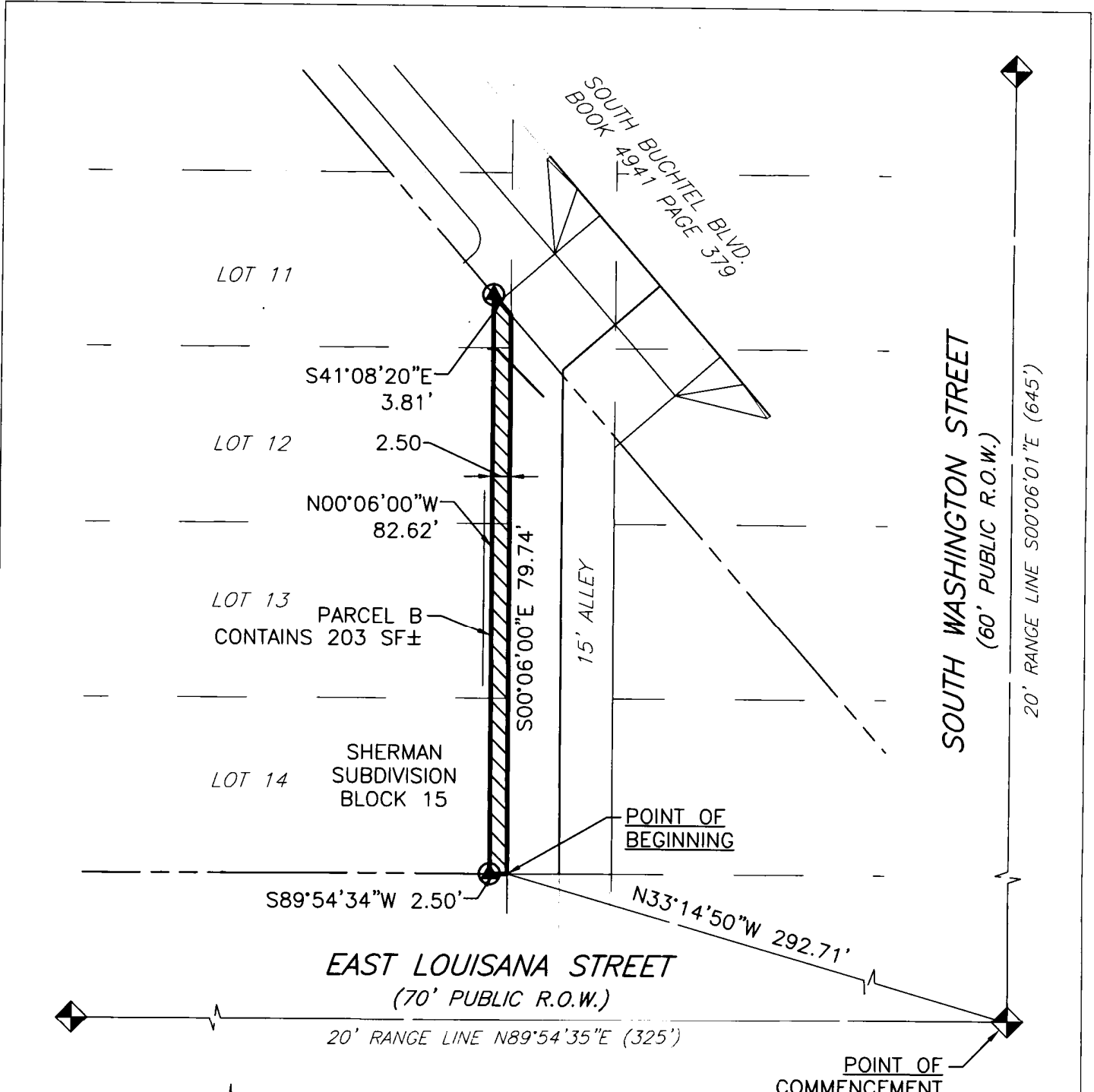
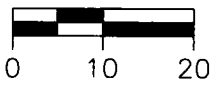


EXHIBIT A  
PARCEL B  
SHEET 4 OF 4



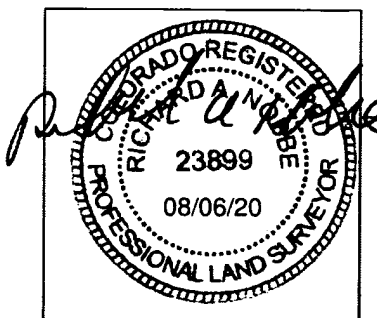
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SCALE: 1"=20'  
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET



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07/28/20  
04/15/20

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