



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

FROM: Robert J. Duncanson, R.E., Engineering Manager II
Right-of-Way Services

DATE: June 24, 2015

ROW #: 2015-Dedication-0000006 **SCHEDULE #:** 0605121037000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Public Alley.
Located in the block bounded by W. 12th Ave., W. 13th Ave., Perry St., and Quitman 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 (1209 Perry)

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 # (2015-Dedication-0000006-001) HERE.

A map of the area to be dedicated is attached.

RD/AG/BLV

cc: Asset Management, Steve Wirth
City Councilperson & Aides, Paul Lopez District # 3
City Council Staff, Shelley Smith
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, Karen Aviles
Department of Law, Brent Eisen
Department of Law, Carol Martin
Department of Law, Adam Hernandez
Department of Law, Angela Garcia
Public Works Survey, Ali Gulaid
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2015-Dedication-0000006-001

ORDINANCE/RESOLUTION REQUEST

Please email requests to Nancy Kuhn at
Angela.casias@denvergov.org by **NOON 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: June 24, 2015

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, 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 in the block bounded by W. 12th Ave., W. 13th Ave., Perry St., and Quitman St

3. **Requesting Agency:** PW Right of Way Engineering Services

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

- **Name:** Barbara Valdez
- **Phone:** 720-865-3153
- **Email:** 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

6. **General description 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 (1209 Perry)

****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.)*

- a. **Contract Control Number:** N/A
- b. **Duration:** Permanent
- c. **Location:** Alley bounded by W. 12th Ave., W.13th Ave., Perry and Quitman St
- d. **Affected Council District:** Lopez Dist 3
- e. **Benefits:** N/A
- f. **Costs:** N/A

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: _____



EXECUTIVE SUMMARY

DENVER
THE MILE HIGH CITY

Project Title: 2015-Dedication-0000006, 1209 Perry

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, 1209 Perry

1209 Perry



Legend

- Streams
- Irrigation Ditches (Reconstructed)
- Irrigation Ditches
- 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
- Parks
 - Mountain Parks
 - All Other Parks

85 Feet 42.5 85 Feet

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.

1: 663 Map Generated 6/24/2015

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

THIS IS NOT A LEGAL DOCUMENT.

DESCRIPTION

NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

A PARCEL OF LAND CONVEYED BY A WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, AND RECORDED ON THE 20TH DAY OF MARCH 2015, AT RECEPTION NUMBER 2015035084 IN CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION OF PARCEL 1 (LOT 29 TRIANGLE)

A PART OF LOT 29, BLOCK 5, WEST VILLA PARK, LOCATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 29, BLOCK 5 WEST VILLA PARK, AND ASSUMING THE WEST LINE OF SAID LOT 29 TO BEAR NORTH 0°00'00" EAST AND THE SOUTH LINE OF SAID LOT 29 TO THEN BEAR NORTH 89°59'00" WEST AS DEPICTED ON THE MAP OF OFFICIAL CITY SURVEY OF WEST VILLA PARK, THENCE NORTH 0°00'00" EAST ALONG THE WEST LINE OF SAID LOT 29 A DISTANCE OF 20.00 FEET, THENCE SOUTH 46°23'19" EAST A DISTANCE OF 29.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 29, THENCE FOLLOWING SAID SOUTH LINE OF LOT 29 A DISTANCE OF 21.00 TO THE POINT OF BEGINNING.

CONTAINING 210.00 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION OF PARCEL 2 (NORTH 16 FEET OF LOT 28 {ALLEY})

A PORTION OF LOT 28, BLOCK 5 WEST VILLE PARK LOCATED IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO DESCRIBED AS FOLLOWS:

THE NORTH 16.00 FEET OF LOT 28, BLOCK 5, WEST VILLA PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 1,664.00 SQUARE FEET, MORE OR LESS.

EXHIBIT

LAND TO BE EXCHANGED
 PARCELS 1 & 2 TO CCD

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



BLOCK 5, WEST VILLA PARK

LOT 31

LOT 30

N89°59'00\"/>

LOT 29

104.00'

N89°59'00\"/>

128.00'

PARCEL 2 ALLEY
 TO BE DEDICATED

LOT 28

PARCEL A
 KINGSBURY GROUP, LLC

LOT 27

N89°59'00\"/>

128.00'

PARCEL 2, CITY AND COUNTY OF DENVER,
 TO BE EXCHANGED FOR PARCELS 1 & 2
 LOT 26

N89°59'00\"/>

128.00'

PUBLIC RIGHT-OF-WAY AS DEDICATED BY
 ORDINANCE 798, SERIES OF 2006 (TO BE VACATED)

LOT 25

N89°59'00\"/>

128.00'

REMAINS OF 12TH AVE. R.O.W.
 FOOT PATH

N89°57'48\"/>

401.00'

PREPARED BY: CONTRACT SURVEYORS, LTD.
 2139 S. BELLAIRE ST. #14
 DENVER, CO. 80222
 303-756-3895

DATE: 10/09/2014

RTD R.O.W. MARKER

PERRY ST. 60' PUBLIC R.O.W.

800'00\"/>

84'00\"/>

BASES OF BEARINGS

EXISTING ALLEY ROW, ORD. 504-1986
 TO BE VACATED WITH RESERVATIONS.

N00°00'00\"/>

84'00\"/>

18'00\"/>

15'00\"/>

EXHIBIT A

PARCEL 1:

A PART OF LOT 29, BLOCK 5, WEST VILLA PARK, LOCATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO FOR THE CREATION OF AN ALLEY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 29, BLOCK 5, WEST VILLA PARK, AND ASSUMING THE WEST LINE OF SAID LOT 29 TO BEAR N00° 00'00"E AND THE SOUTH LINE OF SAID LOT 29, TO THE BEAR N89° 59'00"W AS DEPICTED ON THE MAP OF THE OFFICIAL SURVEY OF WEST VILLA PARK; THENCE N0° 00'00"E ALONG THE WEST LINE OF SAID LOT 29 A DISTANCE OF 20.00 FEET; THENCE S46° 23'19"E, A DISTANCE OF 29.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 29; THENCE FOLLOWING THE SOUTH LINE OF SAID LOT 29 A DISTANCE OF 21.00 FEET TO THE POINT OF BEGINNING

PARCEL 2:

A PORTION OF LOT 28, BLOCK 5, WEST VILLA PARK LOCATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. TO BE DEEDED TO THE CITY AND COUNTY OF DENVER, STATE OF COLORADO FOR THE CREATION OF AN ALLEY DESCRIBED AS FOLLOWS:

THE NORTH 16.00 FEET OF LOT 28, BLOCK 5, WEST VILLA PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO



03/20/2015 01:43 PM
City & County of Denver
Electronically Recorded

R \$16.00

D \$0.00
QCD



State Documentary Fee
Date: March 03, 2015
\$0.00
No Doc Fee Required

Quit Claim Deed
(Pursuant to 38-30-116 C.R.S.)

THIS DEED, made on March 03, 2015 by KINGSBURY GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY Grantor(s), of the County of DENVER and State of COLORADO for the consideration of * Ten Dollars and Other Good and Valuable Consideration *** dollars in hand paid, hereby sells and quitclaims to THE CITY AND COUNTY OF DENVER, A COLORADO MUNICIPAL CORPORATION AND HOME RULE CITY Grantee(s), whose street address is 201 W COLFAX AVE, DEPT #902 DENVER, CO 80202 County of DENVER, State of COLORADO, the following real property in the CITY AND County of DENVER, and State of Colorado, to wit:**

SEE ATTACHED "EXHIBIT A"

also known by street and number as **VACANT LAND DENVER**

with all its appurtenances.

KINGSBURY GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY

Steven C. Nalley, Jr.

STEVEN C. NALLEY, JR., MEMBER

COLORADO
State of ~~COLORADO~~)
County of DENVER)
)ss

The foregoing instrument was acknowledged before me this day of **March 03, 2015** by **STEVEN C. NALLEY, JR. AS MEMBER OF KINGSBURY GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY**

Thomas J. Blake

Notary Public
My commission expires 8-29-17

**THOMAS J. BLAKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19874017358
MY COMMISSION EXPIRES AUG. 29, 2017**

When recorded return to: **CITY AND COUNTY OF DENVER, ATTN: GILES FLANAGIN
201 W COLFAX AVE, DEPT #902 DENVER, CO 80202**



**LAND TO BE EXCHANGED
PARCELS 1 & 2 TO CITY AND COUNTY OF DENVER**

DESCRIPTION OF PARCEL 1 (Lot 29 triangle)

A PART OF Lot 29, Block 5, West Villa Park, Located in the Northeast $\frac{1}{4}$ of Section 6, Township 4 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado for the creation of an alley, described as follows:

Beginning at the Southwest corner of said Lot 29, Block 5 West Villa Park, and assuming the West line of said Lot 29 to bear North $0^{\circ}00'00''$ East and the South line of said Lot 29 to then bear North $89^{\circ}59'00''$ West as depicted on the Map of Official City Survey of West Villa Park, thence North $0^{\circ}00'00''$ East along the West line of said Lot 29 a distance of 20.00 feet, thence South $46^{\circ}23'19''$ East a distance of 29.00 feet to a point on the South line of said Lot 29, thence following said South line of Lot 29 a distance of 21.00 to the Point of Beginning.

Containing 210.00 square feet more or less.

DESCRIPTION OF PARCEL 2. (North 16 feet of Lot 28 {Alley})

A portion of Lot 28, Block 5 West Ville Park located in the Northwest $\frac{1}{4}$ of Section 6, Township 4 South, Range 68 west of the 6th P.M. to be deeded to the City and County of Denver, State of Colorado for the creation of an alley described as follows:

The North 16.00 feet of Lot 28, Block 5, West Villa Park, City and County of Denver, State of Colorado.

Containing 1,664.00 square feet more or less.

DESCRIPTION OF PARCEL 3. (To be exchanged for Parcels 1 & 2)

A part of Lot 26, Block 5, West Villa Park, located in the Northeast $\frac{1}{4}$ of Section 6, Township 4 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado described as follows:

Beginning at the Northwest corner of said Lot 26, Block 5 West Villa Park, and assuming the west line of said Lot 26 to bear North $0^{\circ}00'00''$ East and the South line of said Lot 26 to bear North $89^{\circ}59'00''$ West as depicted on the Map of Official City Survey of West Villa Park, thence South $89^{\circ}59'00''$ East along the North line of said Lot 26 a distance of 125.00 feet to the Northeast corner of said Lot 26, thence following the West right of way line of Perry Street South $0^{\circ}00'00''$ East a distance of 20.00 feet, thence North $89^{\circ}59'00''$ West a distance of 105.00 feet, thence North $45^{\circ}00'00''$ West a distance of 28.29 feet to the Point of Beginning.

Containing 2300 square feet more or less.

