



DENVER
THE MILE HIGH CITY

Department of Public Works
Capital Projects Management
Permit Operations and Right of Way Enforcement
Infrastructure Planning & Programming
Traffic Engineering Services
201 W. Colfax Avenue
Denver, CO 80202
www.denvergov.org

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Karen Walton, City Attorney's Office
FROM: Robert J. Duncanson P.E., Engineering Manager II
Right-of-Way Services

DATE: January 11, 2012

ROW #: 2007-0642-15 **SCHEDULE #:** Parcel #1-0228222051000
Parcel #2-0228222050000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as a Public Alley.
Located at the intersection of W 34th Ave and Tejon 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 a 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 34th Ave and Tejon St 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 a Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2007-0642-003) HERE.

A map of the area to be dedicated is attached.

RD/AG/AAL *Jel*

- cc: Asset Management, Steve Wirth
- City Councilperson, Judy Montero, District #9
- City Council Staff, Gretchen Williams
- Environmental Services, David Erickson
- Public Works, Manager's Office, Alba Castro
- Public Works, Manager's Office, Christine Downs
- Public Works, Manager's Office, Stacie Loucks
- Public Works, Right-of-Way Engineering Services, Rob Duncanson
- Department of Law, Karen Aviles
- Department of Law, Karen Walton
- Department of Law, Arlene Dykstra
- Public Works Survey, Ali Gulaid
- Public Works Survey, Paul Rogalla
- Owner: City and County of Denver
- Project file folder 2007-0642-15



ORDINANCE/RESOLUTION REQUEST

Please email requests to Stacy Loucks at
Stacie.Loucks@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: January 11, 2012

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 a Public Alley.
Located at the intersection of W 34th Ave and Tejon St.

3. Requesting Agency: PW Right of Way Engineering Services

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

- Name: Adrienne Lorantos
- Phone: 720-865-3119
- Email: Adrienne.lorantos@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: Stacie Loucks
- Phone: 720-865-8720
- Email: Stacie.Loucks@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 a 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 34th Ave and Tejon St 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.)

- a. Contract Control Number: N/A
- b. Duration: Permanent
- c. Location: The alley near W 34th Ave and Tejon St
- d. Affected Council District: Dist #9 Montero
- 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:2007-0642-15, Dedication, 34th Ave and Tejon St Townhomes

Description of Proposed Project:To dedicate a parcel of land as Public Right of Way as a Public Alley.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: This land was deeded to the City for 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

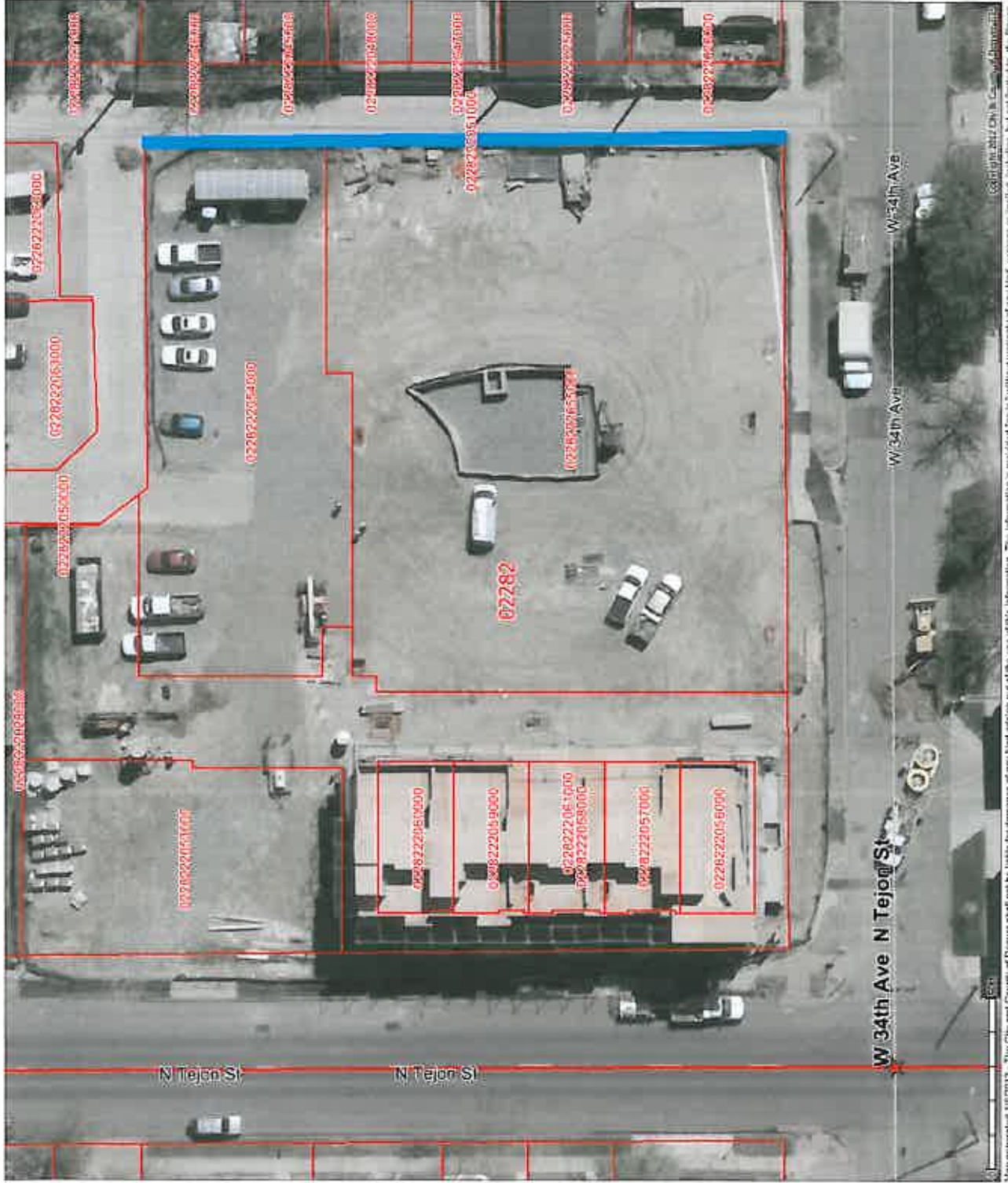
Will land be dedicated to the City if the vacation goes through:N/A

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, 34th Ave and Tejon St Townhomes.

Alley at 34th and Tejon St #2



- Dedicating Ordinances
- Denver County (Boundary)
- Assessors Map Index
- Street Classifications**
 - Arterial
 - Collector
 - Local
- Street Centerline**
 - Interstate
 - US Highway
 - Other
- Schedule Numbers**
 - Parcels
 - 2010 Color
- Denver County (Shaded)**
 - Denver County
 - Adams County
 - Arapahoe County
 - Jefferson County

Alley at 34th and Tejon St #1



Copyright 2012 City and County of Denver. All rights reserved. This 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.

Exhibit A
Legal description

TWO PARCELS OF LAND BEING PORTIONS OF LOT 1, LOT 2 AND LOT 3, BLOCK 15, H. WITTER'S NORTH DENVER ADDITION, AS FILED IN THE ARAPAHOE COUNTY RECORDS IN THE BOOK OF PLATS ON PAGE 32, SITUATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 15;
THENCE SOUTH 89°56'24" EAST ALONG THE NORTH RIGHT OF WAY LINE OF WEST 34TH AVENUE A DISTANCE OF 236.25 FEET TO A POINT 2 FEET WEST, BY PERPENDICULAR MEASUREMENT, OF THE WEST LINE OF THAT ALLEY DEDICATED BY ORDINANCE NO. 225 SERIES OF 1972 AND THE POINT OF BEGINNING;

THENCE NORTH 00°00'39" WEST PARALLEL WITH THE WEST LINE OF SAID ALLEY, A DISTANCE OF 186.91 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF AN ALLEY DEDICATED TO THE CITY AND COUNTY OF DENVER BY ORDINANCE NO. 75 SERIES OF 1938;

THENCE SOUTH 89°57'07" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 2.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF AN ALLEY DEDICATED TO THE CITY AND COUNTY OF DENVER BY ORDINANCE 225 SERIES 1972;
THENCE SOUTH 00°00'39" EAST ALONG SAID WEST LINE A DISTANCE OF 186.91 FEET TO THE NORTH RIGHT OF WAY OF WEST 34TH AVENUE;

THENCE NORTH 89°56'24" WEST ALONG SAID NORTH LINE A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 374 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

PARCEL NO. 2

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 15;
THENCE SOUTH 89°56'24" EAST ALONG THE NORTH RIGHT OF WAY LINE OF WEST 34TH AVENUE A DISTANCE OF 125.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF AN ALLEY DEDICATED TO THE CITY AND COUNTY OF DENVER IN BOOK 609 AT PAGE 316;

THENCE NORTH 00°00'00" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 200.37 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 35°28'24" WEST A DISTANCE OF 1.08 FEET;
THENCE NORTH 00°00'00" WEST 22.44 FEET;
THENCE SOUTH 89°57'08" EAST A DISTANCE OF 0.625 FEET TO THE WEST RIGHT OF WAY LINE OF AN ALLEY DEDICATED TO THE CITY AND COUNTY OF DENVER IN BOOK 609 PAGE 317;
THENCE SOUTH 00°00'00" EAST ALONG SAID WEST LINE A DISTANCE OF 23.32 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 14 SQUARE FEET, MORE OR LESS.

BASIS OF BEARING FOR PARCEL 1 AND 2 IS THE SOUTH LINE OF BLOCK 15, H. WITTER'S NORTH DENVER ADDITION BEARING NORTH 89°56'24" WEST.

PREPARED BY: MARK T. WILSON
PLS 36082
ON BEHALF OF: HARRIS KOCHER SMITH
1391 SPEER BLVD, SUITE 390
DENVER, CO 80204
303.623.6300



After recording, return to:
Division of Real Estate, Dept 904
Attention: Frank Trujillo
201 West Colfax Avenue
Denver, CO 80202



2009096656

Page 1 of 4
07/27/2009 01 07P

27 regmt. #: 04-062

**GENERAL WARRANTY DEED
(TEJON34, LLC-Project No. 2007-0642)**

THIS GENERAL WARRANTY DEED, made this 23rd day of July, 2009, between **TEJON34, LLC**, a Colorado limited liability company, whose address is 3838 South Andes Way, Aurora, Colorado 80013, ("Grantor") and the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation and home rule city ("Grantee"), whose address is 1437 Bannock Street, Denver, Colorado 80202.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$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 of the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described in Exhibit A, attached 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 the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the Property together with the Hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, and its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at the time of the execution and delivery of this deed, it is well seized of the Property, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, **CERTIFICATION**
The Clerk and Recorder for the CITY AND COUNTY OF DENVER State of Colorado does hereby certify this document to be a full, true and correct copy of the original document recorded in my office.

Asset Management: 7/27/09
Date: 7/27/09
Approved: [Signature]

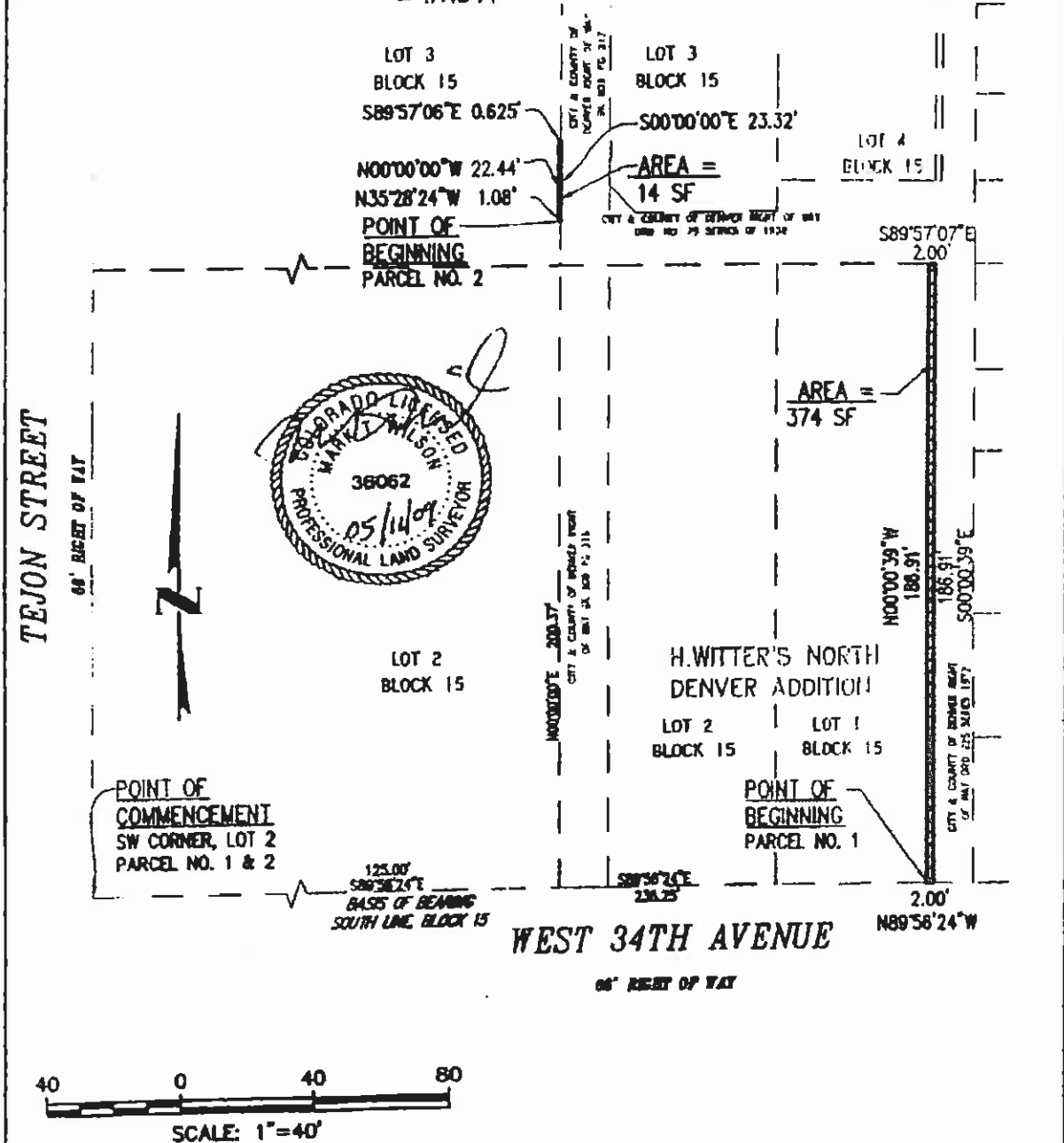
Subject Description: West 34th Ave & Tejon St



Clerk and Recorder
by [Signature]
Deputy County Clerk
Date 7-27-2009

EXHIBIT FOR ALLEY DEDICATIONS *Exhibit A*

ROW PROJECT NO. 2007-0642
DES PARCEL NO. 2007-0642-003



DEDICATED BY: RIVER MEADOWS, LLC DEDICATED FOR: ALLEY DEDICATIONS DEDICATED ON: 05/14/09			EXHIBIT FOR ALLEY DEDICATIONS	RIVER MEADOWS, LLC	HARRIS KOCHER SMITH 1361 Spauldine Blvd. - Suite 308 Denver, Colorado 80204 Phone (303) 623-4380 Fax (303) 623-4311	DATED: 05/14/09 SHEET NO. 2 OF 2
--	--	--	--	--------------------	--	--