



DENVER
THE MILE HIGH CITY

Denver Public Works
Plan Review Services

201 W Colfax Ave, Dept. 507
Denver, CO 80202
p: 720.865.2782
e: Denver.ROW@denvergov.org
www.denvergov.org/PWPRS

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

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

DATE: January 7, 2014

ROW #: 2012-0058-05 **SCHEDULE #:** 0528112044000

TITLE: This request is to dedicate a parcel of land as Public Right of Way at W Evans.
Located at the intersection of W. Evans Ave. between S. Lipan St. & S. Kalamath 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 W. Evans Ave. 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 (**Pinnacle Station**)

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 W. Evans Ave. between S. Lipan St. & S. Kalamath St. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2012-0058-05-001) HERE.

A map of the area to be dedicated is attached.

RD/PK/BLV

cc: Asset Management, Steve Wirth
City Councilperson & Aides, Nevitt District # 7
City Council Staff, Gretchen Williams
Environmental Services, David Erickson
Public Works, Manager's Office, Alba Castro
Public Works, Manager's Office, Nancy Kuhn
Public Works, Right-of-Way Engineering Services, Rob Duncanson
Department of Law, Karen Aviles
Department of Law, Brent Eisen
Department of Law, Karen Walton
Public Works Survey, Peter Kent
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2012-0058-05

FOR CITY SERVICES VISIT | CALL
DenverGov.org | 311

ORDINANCE/RESOLUTION REQUEST

Please email requests to Nancy Kuhn at Nancy.Kuhn@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: _____

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 city owned parcel of land, Schedule No. 0528112044000 located at W. Evans Ave. between S. Lipan St. & S. Kalamath 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:** Nancy Kuhn
- **Phone:** 720-865-8720
- **Email:** Nancy.Kuhn@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 W. Evans Ave. 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 (Pinnacle Station)

****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:** W. Evans Ave. between S. Lipan St. & S. Kalamath St.
- d. **Affected Council District:** Chris Nevitt, District 7
- 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: _____

Revised 08/16/10



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EXECUTIVE SUMMARY

Project Title: 2012-0058-05 Dedication, Pinnacle Station

Description of Proposed Project: Dedicate city owned Parcel No. 0528112044000 as Right of Way

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, (Pinnacle Station).



for City Services
Denver gets it done!

Protecting the Present & Building the Future
Accountability, Innovation, Empowerment, Performance, Integrity,
Diversity, Teamwork, Respect, Excellence, Safety

RIGHT-OF-WAY DEDICATION DESCRIPTION

A PORTION OF THAT PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 9900168177 IN THE RECORDS OF THE CLERK AND RECORD OF THE CITY AND COUNTY OF DENVER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 9900168177, MONUMENTED AS SHOWN HEREON AND ASSUMED TO BE S 00°58'00" E.

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL RECORDED UNDER RECEPTION NUMBER 9900168177;

THENCE N 90°00'00" W, ALONG THE NORTH RIGHT-OF-WAY OF WEST EVANS AVENUE A DISTANCE OF 200.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SOUTH LIPAN STREET;

THENCE N 00°58'00" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 7.44 FEET;

THENCE S 45°58'00" E A DISTANCE OF 6.39 FEET;

THENCE N 90°00'00" E A DISTANCE OF 195.48 FEET TO A POINT ON THE EAST BOUNDARY OF SAID PARCEL RECORDED UNDER RECEPTION NUMBER 9900168177;

THENCE S 00°58'00" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING.

CONTAINS A CALCULATED AREA OF 610 SQUARE FEET MORE OR LESS.

W. Evans Ave.



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2010_Denver.jp2.tif
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Map generated 12/26/2012 - 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.

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City & County of Denver
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CITY & COUNTY OF DENVER
 ASSET MANAGEMENT
 201 W. COLFAX AVE DEPT 1010
 DENVER, CO 80202

WARRANTY DEED

THIS DEED, is dated July 31, 2012, and is made between JHR PLATTER RIVER, LLC, A COLORADO LIMITED LIABILITY COMPANY

(whether one, or more than one), the "Grantor," of the # CITY & County of DENVER and State of COLORADO and THE CITY & COUNTY OF DENVER, A COLORADO MUNICIPAL CORPORATION AND HOME RULE CITY

(whether one, or more than one), the "Grantee," whose legal address is 1437 BANNOCK ST. DENVER, CO 80202

of the CITY & County of DENVER

and State of COLORADO

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS & OTHER GOOD & VALUABLE CONSIDERATION (\$ 10.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the CITY & County of DENVER and State of COLORADO, described as follows:

FOR A LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF THIS GENERAL WARRANTY DEED

also known by street address as: VACANT LAND and assessor's schedule or parcel number:

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, 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 above bargained premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever.

The Grantor, for the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to: none; or the following matters:

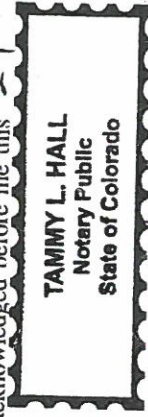
And the Grantor shall and will **WARRANT AND FOREVER DEFEND** the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof.

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

_____ JHR PLATTER RIVER, LLC
 BY: Bridget M. Svalberg
 TITLE: President

STATE OF COLORADO
 County of Denver } ss.
 The foregoing instrument was acknowledged before me this 29 day of June, 2012,

Witness my hand and official seal.
 My commission expires: 4-28-13
 Notary Public



Tammy L. Hall
 Notary Public

Name and Address of Person Creating Newly Created Legal Description (\$38-35-106.5, C.R.S.)

Approved
 Asset Mgmt # 1207

Asset Management
 Date: 7-3-12

Project Description
1155 W. COLFAX AVE