



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: February 20th, 2020

ROW #: 2018-DEDICATION-0000149 **SCHEDULE #:** 0605212025000

TITLE: This request is to dedicate a parcel of land as Public Right-of-Way as E. 13th Ave., located at the intersection of E. 13th Ave. and N. Jersey 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 E. 13th Ave. 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, '13th Ave. Micro-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 E. 13th Ave. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2018-DEDICATION-0000149-001) HERE.

A map of the area to be dedicated is attached.

MB/RP/RL

cc: Dept. of Real Estate, Katherine Rinehart
City Councilperson, Amanda Sawyer District # 5
Councilperson Aide, Melissa Horn
Councilperson Aide, Logan Fry
City Council Staff, Zach Rothmier
Environmental Services, David Erickson
DOTI, Manager's Office, Alba Castro
DOTI, Manager's Office, Jason Gallardo
DOTI, Director, Right-of-Way 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, Stan Lechman
DOTI Survey, Ron Post
DOTI Survey, Paul Rogalla
Public Works Ordinance
Owner: City and County of Denver
Project file folder 2018-DEDICATION-0000149

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

ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo
at 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: February 20th, 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 a parcel of land as Public Right-of-Way as E. 13th Ave., located at the intersection of E. 13th Ave. and N. Jersey St.

3. **Requesting Agency:** DOTI, Right-of-Way Services
Agency Division: Survey

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

- **Name:** Rebecca Long
- **Phone:** 720-913-4518
- **Email:** 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

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 E. 13th Ave. 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, '13th Ave. Micro-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:** Intersection of E. 13th Ave. and N. Jersey St.
- d. **Affected Council District:** Amanda Sawyer, District #5
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):**

7. **Is there any controversy surrounding this resolution?** (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

Project Title: 2018-DEDICATION-0000149

Description of Proposed Project: Dedication of a parcel of land as Public Right-of-Way as E. 13th Ave.

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.

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

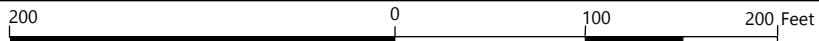
Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Right-of-Way, as part of a development project called, '13th Ave. Micro-Townhomes.'



Legend

-  Well Restrictions
-  Barrier Restrictions
- Area Restrictions
 -  Liner
 -  Sheet Pile Wall Area
-  Streams
-  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
-  Lots/Blocks
- Parks
 -  All Other Parks; Linear
 -  Mountain Parks

Area to be dedicated



PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000149-001

LAND DESCRIPTION:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 15TH DAY OF OCTOBER 2018, AT RECEPTION NUMBER 2018133757 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PART OF LOT 21, BLOCK 113, COLFAX TERRACE, EXCEPT THAT PORTION DEDICATED AS PUBLIC RIGHT OF WAY AS DESCRIBED IN RESOLUTION 0245-2018, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 21 WITH THE EAST LINE OF SAID PORTION DEDICATED;

THENCE N00°22'28"W, ALONG SAID EAST LINE OF THAT PORTION DEDICATED, A DISTANCE OF 2.00 FEET;

THENCE N89°33'32"E, ALONG A LINE 2.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 120.00 FEET TO THE EAST LINE OF SAID LOT 21;

THENCE S00°22'28"E, ALONG SAID EAST LINE OF LOT 21, A DISTANCE OF 2.00 FEET TO SAID SOUTH LINE;

THENCE S89°33'32"W, ALONG SAID SOUTH LINE, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 240 SQUARE FEET (0.006 ± ACRES) MORE OR LESS.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE WEST LINE OF LOT 21-23, MONUMENTED BY A FOUND 5/8" IRON ROD WITH YELLOW CAP STAMPED "DDSI PLS 38497" AT THE SOUTHWEST CORNER OF LOT 21 AND A FOUND 5/8" IRON ROD WITH YELLOW CAP STAMPED "DDSI PLS 38497" ALONG THE WEST LINE OF LOT 23, ASSUMED TO BEAR N00°22'28"W.



10/15/2018 04:39 PM
City & County of Denver

R \$0.00

WD

2018133757

Page: 1 of 4

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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 11th day of October, 2018, by **INTEROS, LLC**, a Georgia limited liability company, whose address is 3005 Nancy Creek Road, Atlanta, GA 30327-1906, 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.

Asset Mgmt. # 18-17

Project Description:

Asset Management:

Approved

Date:

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

ATTEST:

INTEROS, LLC, a Georgia limited liability company

By: Linda Gray

Name: LINDA GRAY

Its: sole owner

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 11 day of October, 2018
by Linda Gray, as Sole Owner of INTEROS, LLC, a Georgia limited
liability company.

Witness my hand and official seal.

My commission expires: 12-11-2021

BRYCE WOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174050516
MY COMMISSION EXPIRES 12/11/2021

BW

Notary Public

EXHIBIT A
PAGE 1 OF 2

Land Description:

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Prepared By:
Altitude Land Consultants, Inc
Karl W. Franklin, PE-PLS-EXW
Colorado PLS 37969

Date: 09.25.18
Job No. 17-300

3481 Ringsby Court, Suite 125
Denver, CO 80218

2727 N. Cascade, #160 Colorado Springs,
CO 80907

720.594.9494
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

EXHIBIT A
PAGE 2 OF 2

LOT 23

LOT 24

BLOCK 113
COLFAX TERRACE

NORTH 15' OF LOT 23

SOUTH 10' OF LOT 23

LOT 22

LOT 21

FOUND $\frac{5}{8}$ " IRON ROD W/
YELLOW CAP STAMPED
"DDSI PLS 38497"



1

ASPHALT ALLEY
(15' ROW)
RESOLUTION
0246-2018

N00°22'28"W
BASIS OF BEARINGS

FOUND $\frac{5}{8}$ " IRON ROD W/
YELLOW CAP STAMPED
"DDSI PLS 38497"



1

N00° 22' 28"W
2.00'

N89° 33' 32"E
120.00'

ROW DEDICATION
(240 SF)

S00° 22' 28"E
2.00'

S89° 33' 32"W
120.00'

POINT OF BEGINNING

E. 13TH AVENUE
(60' ROW)



R.O.W. DEDICATION



(IN FEET)
1 inch = 20 ft.



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