



## REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

**TO:** Stan Lechman, City Attorney's Office

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

**DATE:** October 5, 2015

**ROW #:** 2013-Dedication-0036002      **SCHEDULE #:** 0232316043000 and 0232316041000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as Public Alley.  
Located at the intersection of W 18<sup>th</sup> Ave. and Julian 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 (**New 3-unit Dwelling**)

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 # (2013-Dedication-00636002-001) 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  
Council Aide Adriana Magana  
Council Aide Jesus Orrantia  
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, Brent Eisen  
Department of Law, Stan Lechman  
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 2013-Dedication-0036002

**ORDINANCE/RESOLUTION REQUEST**

Please email requests to Angela Casias  
at [angela.casias@DenverGov.org](mailto:angela.casias@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: October 5, 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, contract 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 at the intersection of W 18th Ave. and Julian St.

3. Requesting Agency: Public Works – Right-of-Way Services / Survey

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/background 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 (New 3-unit Dwelling)

**\*\*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: W. 18<sup>th</sup> Ave. and Julian St.
- d. Affected Council District: Paul Lopez Dist. 3
- e. Benefits: N/A
- f. Contract Amount (indicate amended amount and new contract total): N/A

7. Is there any controversy surrounding this ordinance? (Groups or individuals who may have concerns about it?) Please explain.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_



## EXECUTIVE SUMMARY

**DENVER**  
THE MILE HIGH CITY

**Project Title: 2013-Dedication-0036002, New 3-unit Dwelling**

**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, New 3-unit Dwelling**

PW Legal Description No. 2013-Dedication-0036002-001

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 25 AND 26, BLOCK 16, GURLEY'S RESUBDIVISION OF CHELTENHAM HEIGHTS, LOCATED IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND CONVEYED BY A WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 19<sup>TH</sup> DAY OF MAY 2015, AT RECEPTION NUMBER 2014056628 IN CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 25;  
THENCE S0°07'10"E ALONG THE EAST LINE OF SAID LOTS 25 AND 26, A DISTANCE OF 60.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 26;  
THENCE N89°55'30"W ALONG THE SOUTH LINE OF SAID LOT 26, A DISTANCE OF 3.00 FEET;  
THENCE N0°07'10"W, 60.95 FEET TO THE NORTH LINE OF SAID LOT 25;  
THENCE S89°55'30"E ALONG SAID NORTH LINE, 3.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL AS DESCRIBED CONTAINS 183 SQUARE FEET, MORE OR LESS.



# 18th and Julian



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.**

**Legend**

- 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
  - Mountain Parks
  - All Other Parks



2014056628

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D \$0.00

05/19/2014 11:13 AM  
City & County of Denver

R \$0.00

WD

WARRANTY DEED

THIS DEED, dated May 15, 20 14, is between Vincent Troy Contestable ("Grantor"), and the City and County of Denver, a home rule city and municipal corporation of the State of Colorado ("Grantee"), whose address is 1437 Bannock Street., Denver, CO 80202.

WITNESS, that the 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 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 the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

EXHIBIT "A" attached hereto and incorporated herein

Assessor's schedule or parcel number: Vacant Land  
Address: Vacant Land

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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 above bargained premises, with the hereditaments and appurtenances.

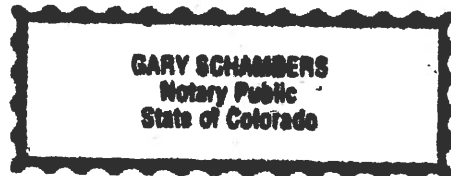
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor covenants, grants, bargains, and agrees to and with the Grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, 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 whatsoever, except for all matters of record.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, except for all matters of record.

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

Vincent Troy Contestable

Signature: Vincent Troy Contestable



STATE OF COLORADO

COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this day 15th of MAY, 2014 by Vincent Troy Contestable as Owner.

Witness my hand and official seal.

My commission expires: 03/12/2016

Gary Schambers  
Notary Public

Asset Mgmt. # 14-075-  
Asset Management #  
Date: 5-19-14  
Approved  
Project Description: Kew  
1744 Stouffer

**LEGAL DESCRIPTION FOR DEDICATION OF RIGHT OF WAY**

A portion of Lots 25 and 26, Block 16, Gurley's Resubdivision of Cheltenham Heights as platted in the records of the City and County of Denver, Colorado at Ordinance No. 102, Series of 1898, being located in the NW ¼, Section 32, Township 3 South, Range 68 West of the Sixth Principal Meridian, being more particularly described as follows:

Beginning at the northeast corner of said Lot 25;

Thence S0°07'10"E along the east line of said Lots 25 and 26, a distance of 60.95 feet to the southeast corner of said Lot 26;

Thence N89°55'30"W along the south line of said Lot 26, a distance of 3.00 feet;

Thence N0°07'10"W, 60.95 feet to the north line of said Lot 25;

Thence S89°55'30"E along said north line, 3.00 feet to the Point of Beginning.

Said parcel as described contains 183 square feet, more or less.

**BASIS OF BEARINGS**

The south line of Block 16, Gurley's Resubdivision of Cheltenham Heights is assumed to bear 89°55'30"E. It is monumented at the southwest corner by a #4 rebar without cap and at the southeast corner by a #4 rebar with illegible red cap.

**CERTIFICATION**



Brian Krombein, PE, PLS  
For and on behalf of  
Vermilion Peak Engineering LLC  
1745 Shea Center Drive, 4<sup>th</sup> Floor  
Highlands Ranch, CO 80129



3/19/14  
Date

PW ROW PROJECT NO. 2013-0360  
PW LEGAL DESCRIPTION NO. 2013-0360-01-002

W. 18TH AVENUE  
80' R.O.W.

JULIAN STREET  
80' R.O.W.

LOT 25, BLOCK 16,  
GURLEY'S RESUBDIVISION  
OF CHELTENHAM HEIGHTS

LOT 26, BLOCK 16,  
GURLEY'S RESUBDIVISION  
OF CHELTENHAM HEIGHTS

R.O.W.

S89°55'30"E  
3.00'

N0°07'10"W 60.95'

S0°07'10"E 60.95'

N89°55'30"W  
3.00'

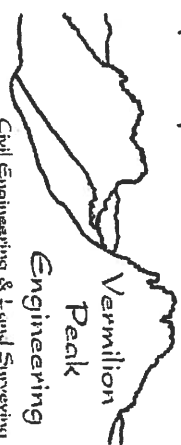
ALLEY  
10' R.O.W.

POINT OF BEGINNING  
NE CORNER, LOT 26



SCALE: 1" = 20'

R.O.W. DEDICATION  
1744 JULIAN STREET  
JOB NO. 13109  
DATE: AUGUST 27, 2013  
SHEET 2 OF 2



Civil Engineering & Land Surveying  
1745 Shero Center Drive, 4th Floor  
Highlands Ranch, CO 80129  
720-402-4070 / www.vermilioneck.com