



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

**TO:** Charlene Thompson, City Attorney's Office  
**FROM:** Robert J. Duncanson P.E., Engineering Manager II  
Right-of-Way Services  
**DATE:** July 26, 2016  
**ROW #:** 2016-Dedication-0000137      **SCHEDULE #:** 0223314074000  
**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as Lafayette St.  
Located at the intersection of 38<sup>th</sup> St. and Lafayette 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 Lafayette St. 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 (STRIDE)

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 Lafayette St. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2016-Dedication-0000137-001) HERE.**

A map of the area to be dedicated is attached.

RD/WR/BLV

cc: Asset Management, Steve Wirth  
City Councilperson & Aides, Albus Brooks District # 9  
Council Aide Chy Montoya  
Council Aide Brande Micheau  
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, Cynthia Devereaux  
Public Works Survey, Scott Castenada  
Public Works Survey, Warren Ruby  
Public Works Survey, Paul Rogalla  
Owner: City and County of Denver  
Project file folder 2016-Dedication-0000137

**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: July 26, 2016

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 Lafayette St.  
Located at the intersection of 38<sup>th</sup> St. and Lafayette 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 Lafayette St. 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 (STRIDE)

**\*\*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:** 38<sup>th</sup> and Lafayette St.
- d. **Affected Council District:** Albus Brooks Dist. 9
- 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.

None.

*To be completed by Mayor's Legislative Team:*

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

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



## EXECUTIVE SUMMARY

**DENVER**  
THE MILE HIGH CITY

**Project Title: 2016-Dedication-0000137, Stride**

**Description of Proposed Project: Dedicate a parcel of public right of way as Lafayette St.**

**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**

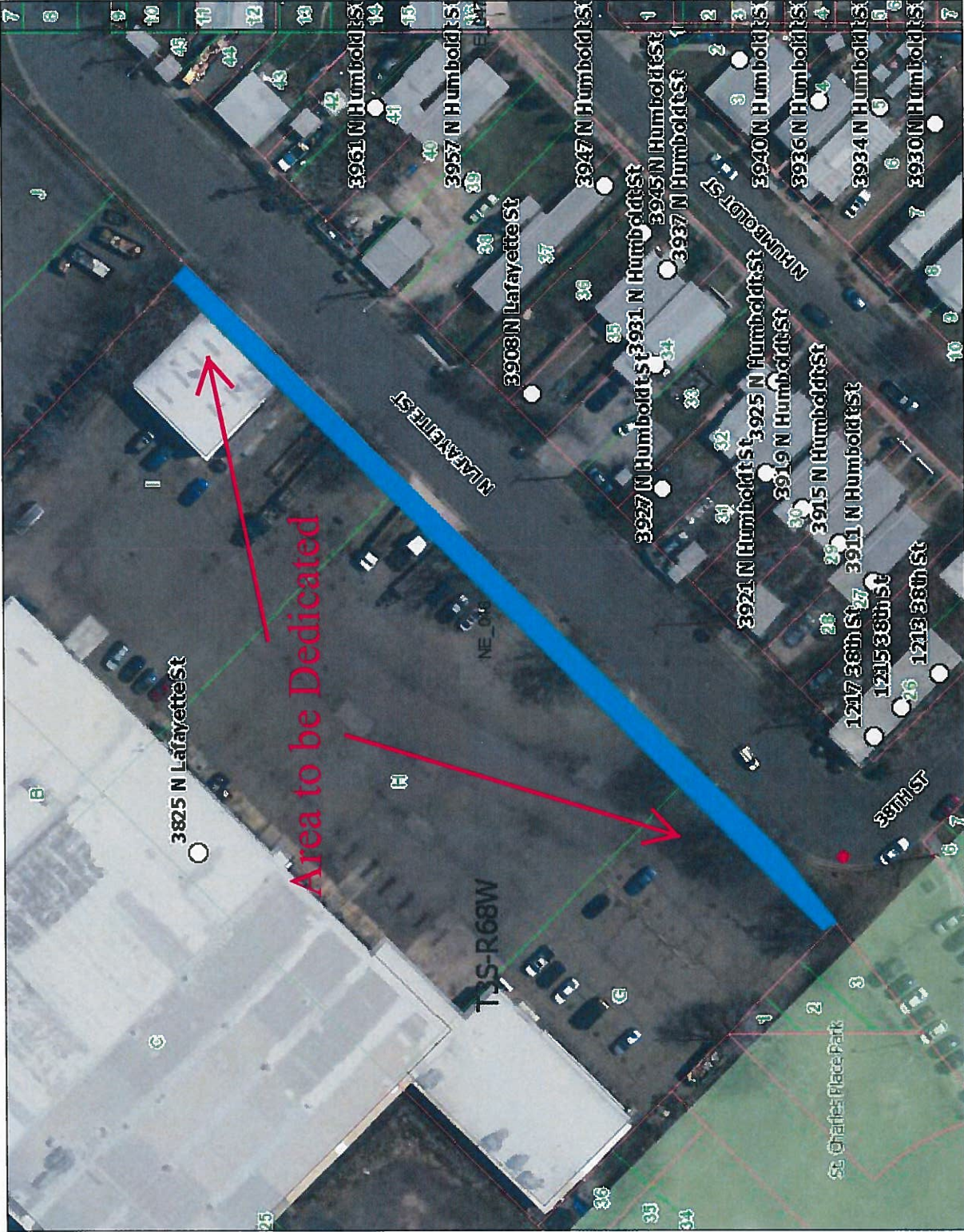
**Will land be dedicated to the City if the vacation goes through: N/A**

**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, Stride.**

# 38th and Lafayette



Legend	
City Engineer Quarter Section	[White Box]
Township Range Section	[Light Gray Box]
Active Addresses	[Red Circle]
Associated	[White Circle]
Land	[Green Circle]
Structure	[Blue Circle]
Utility	[Light Blue Circle]
Streams	[Blue Line]
Irrigation Ditches Reconstruct (Gardens)	[Light Blue Line]
Irrigation Ditches	[Blue Line]
Buildings 2014	[Light Gray Box]
Streets	[Red Line]
Alleys	[Light Red Line]
Railroads	[Black Line]
Main	[Red Line]
Yard	[Light Red Line]
Spur	[Red Line]
Sliding	[Light Red Line]
Interchange track	[Red Line]
Other	[Light Red Line]
Bridges	[White Box]
Rail Transit Stations	[White Box]
Existing	[Yellow Circle]
Planned	[Blue Circle]
Park-N-Ride Locations	[Blue Triangle]
Lakes	[Light Blue Box]
County Boundary	[Black Line]
Parcels	[Light Gray Box]
Lots/Blocks	[Light Gray Box]
Parks	[Green Box]
Maintain Parks	[Light Green Box]

144 0 72 144 Feet

Map Generated 7/26/2016

1: 1,121

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**THIS IS NOT A LEGAL DOCUMENT.**

THOSE PORTIONS OF PARCELS G, H, AND THE SOUTHWESTERLY 150 FEET OF PARCEL I, BLAKE RESUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTHEASTERLY LINE OF PARCELS G, H, AND I TO BEAR NORTH 44°51'49" EAST, A DISTANCE OF 417.31 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHERLY MOST CORNER OF PARCEL G, BLAKE RESUBDIVISION; THENCE NORTH 52°25'15" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL G, A DISTANCE OF 35.82 FEET; THENCE NORTH 44°51'49" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCELS G, H, AND I, A DISTANCE OF 417.31 FEET TO A POINT THAT IS 50.00 FEET SOUTHWESTERLY FROM THE EASTERLY MOST CORNER OF SAID PARCEL I; THENCE NORTH 45°58'02" WEST, PARALLEL WITH AND 50.00 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY LINE OF SAID PARCEL I, A DISTANCE OF 8.00 FEET; THENCE SOUTH 44°51'49" WEST, PARALLEL TO SAID SOUTHEASTERLY LINE OF PARCELS G, H, AND I, A DISTANCE OF 416.66 FEET; THENCE SOUTH 52°25'15" WEST, A DISTANCE OF 36.35 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL G; THENCE SOUTH 45°05'19" EAST, ALONG SAID SOUTHWESTERLY LINE OF PARCEL G, A DISTANCE OF 8.07 FEET TO THE POINT OF BEGINNING; CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 3,625 SQ. FT. OR 0.083 ACRES, MORE OR LESS.



2016097660

Page: 1 of 4  
R \$0.00  
D \$0.00

City & County of Denver WD

**WARRANTY DEED**

THIS DEED, dated July 18, 2016, is between Industry RINO Station, LLC, a Delaware limited liability company ("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.

**[SIGNATURE PAGE FOLLOWS]**

Asset Management:  
Date: 7-25-16

Project Description:  
3825 Lafayette St

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

Industry RINO Station, LLC

By: [Signature]  
Title: MANAGER

STATE OF COLORADO

COUNTY OF DENVER

The foregoing instrument was acknowledged before me this day 18th of JULY, 2016 by H. JASON WINKLER as MANAGER of Industry RINO Station, LLC.

Witness my hand and official seal.  
My commission expires: 05/19/19

[Signature]  
Notary Public

KARA M. GZYMANSKI  
NOTARY PUBLIC - STATE OF COLORADO  
My Identification # 20154018619  
Expires May 19, 2019

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

# EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 2

THOSE PORTIONS OF PARCELS G, H, AND THE SOUTHWESTERLY 150 FEET OF PARCEL I,  
BLAKE RESUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE  
PARTICULARLY DESCRIBED AS FOLLOWS;

CONSIDERING THE SOUTHEASTERLY LINE OF PARCELS G, H, AND I TO BEAR NORTH  
44°51'49" EAST, A DISTANCE OF 417.31 FEET, WITH ALL BEARINGS CONTAINED HEREIN  
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PARCEL G; THENCE SOUTH 45°05'19" EAST, ALONG SAID SOUTHWESTERLY LINE OF  
PARCEL G, A DISTANCE OF 8.07 FEET TO THE POINT OF BEGINNING; CITY AND  
COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 3,625 SQ. FT. OR 0.083 ACRES, MORE OR LESS.

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY  
STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND  
ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY  
RESPONSIBLE CHARGE AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO  
REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE  
STATUTE.



JOHN B. GUYTON  
COLORADO P.L.S. #16406  
CHAIRMAN/CEO, FLATIRONS, INC.

FSI JOB NO. 15-63,972

JOB NUMBER: 15-63,972  
DRAWN BY: J. STEPHENSON  
DATE: AUGUST 11, 2015

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS  
NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD  
INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

## Flatirons, Inc.

Surveying, Engineering & Geomatics



3660 DOWNING ST  
UNIT E  
DENVER, CO 80205  
PH: (303) 936-6997

[www.FlatironsInc.com](http://www.FlatironsInc.com)

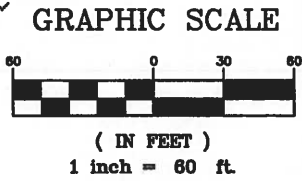
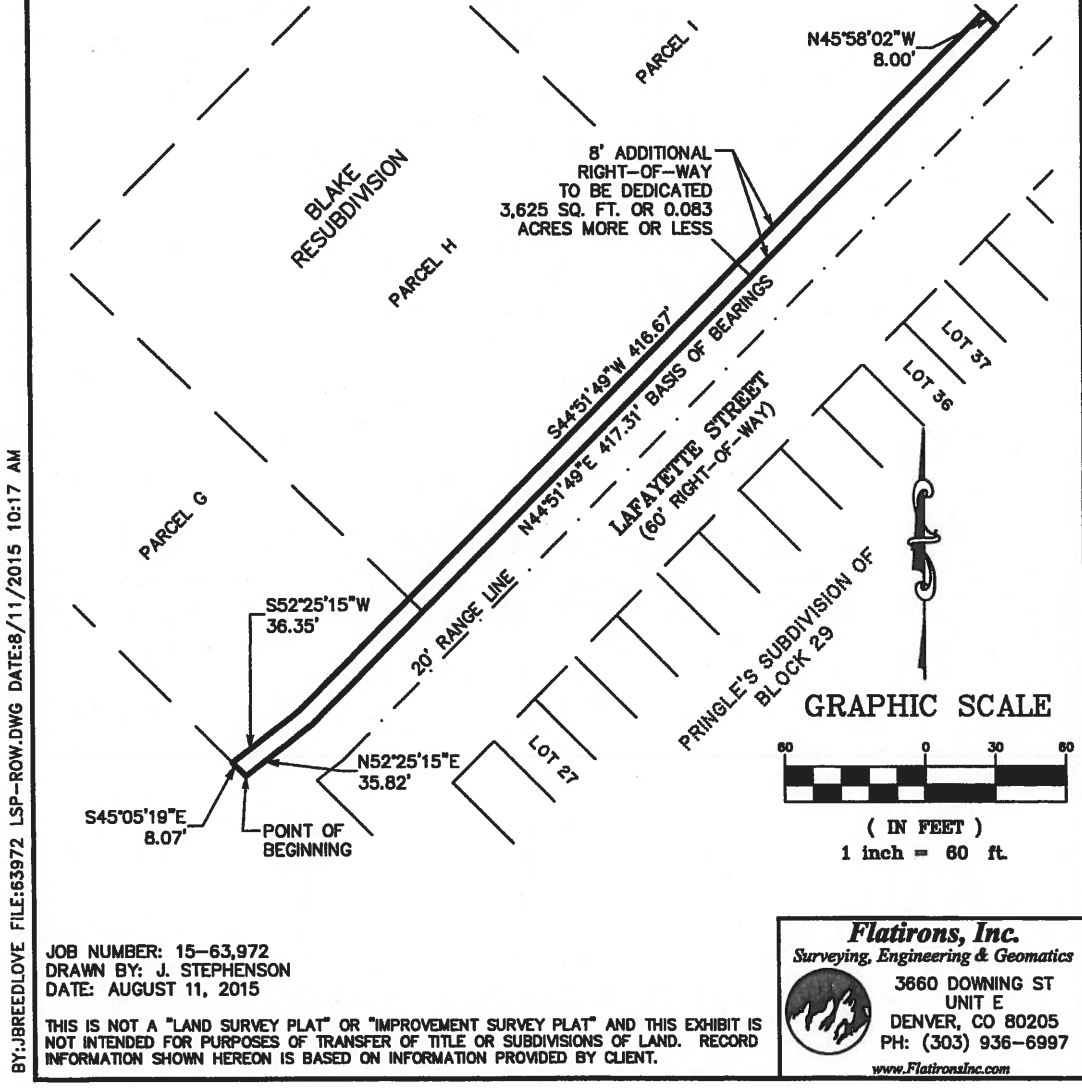
BY:JBREEDLOVE FILE:63972 LSP-ROW.DWG DATE:8/11/2015 10:22 AM



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RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
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SHEET 2 OF 2



BY:JBREEDLOVE FILE:63972 LSP-ROW.DWG DATE:8/11/2015 10:17 AM

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**Flatrons, Inc.**  
Surveying, Engineering & Geomatics

3660 DOWNING ST  
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[www.FlatronsInc.com](http://www.FlatronsInc.com)