



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

**TO:** Caroline Martin, City Attorney's Office  
**FROM:** Robert J. Duncanson P.E., Engineering Manager II  
Right-of-Way Services  
**DATE:** June 9, 2015  
**ROW #:** 2015-DEDICATION-0000001      **SCHEDULE #:** 0221328019000  
**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as Public Alley.  
Located at the intersection of W. 40<sup>th</sup> 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 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 (**North Tejon 4 Townhouses**)

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 # (2014-0920-03-001) HERE.**

A map of the area to be dedicated is attached.

RD/AG/BLV

- cc: Asset Management, Steve Wirth
- City Councilperson & Aides, Judy Montero District # 9
- 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, Karen Aviles
- Department of Law, Brent Eisen
- Department of Law, Carol Martin
- 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 2014-0920-03

## ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias at  
[Angela.casias@denvergov.org](mailto:Angela.casias@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: June 9, 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, 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 40th and Tejon 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](mailto: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](mailto:Angela.casias@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 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 (North Tejon 4 Townhouses)

**\*\*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:** 40<sup>th</sup> and Tejon St.
- d. **Affected Council District:**
- 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: \_\_\_\_\_



**DENVER**  
THE MILE HIGH CITY

## EXECUTIVE SUMMARY

**Project Title: 2015-DEDICATION-0000001, Dedication, North Tejon 4 Townhouses**

**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**

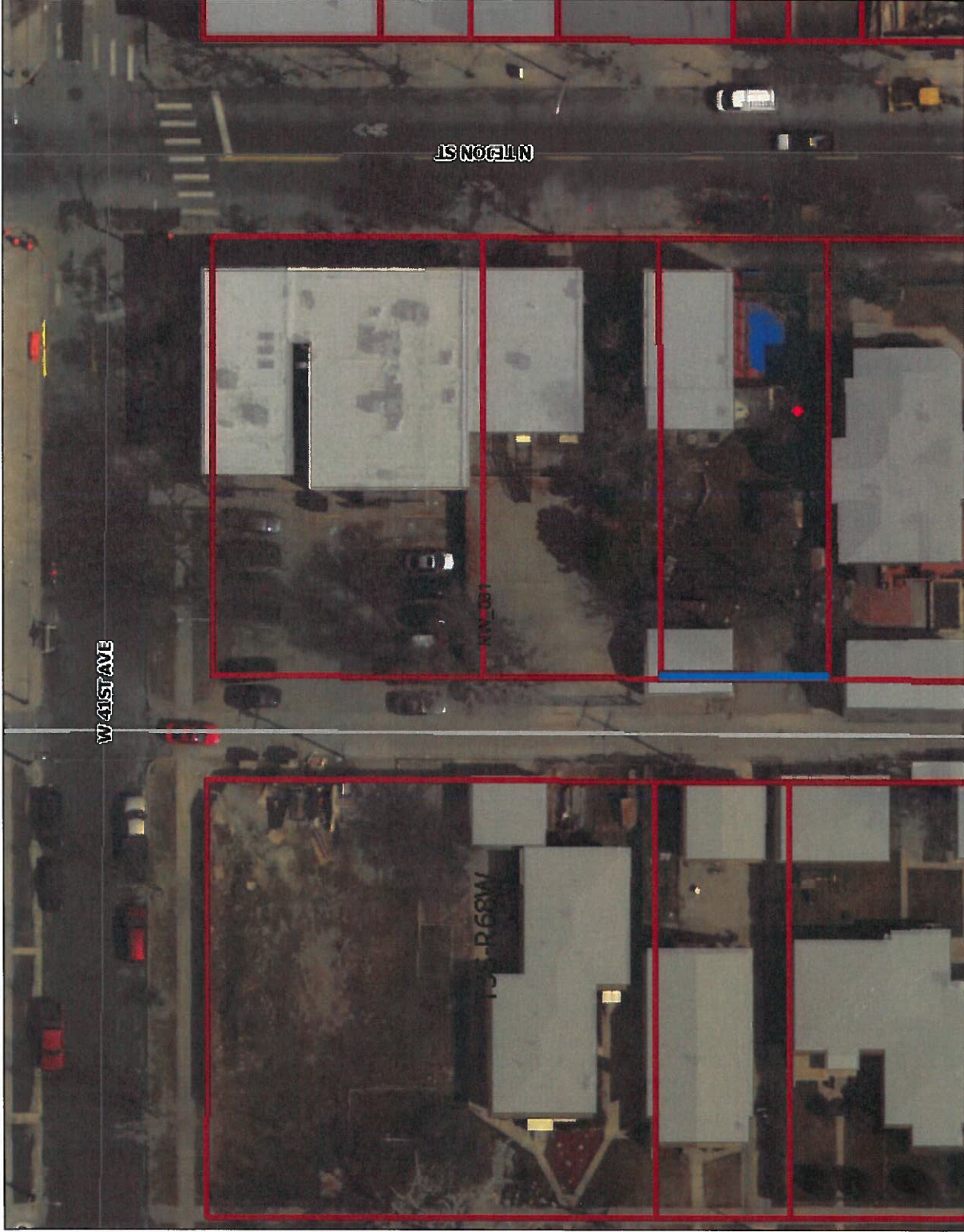
**Will an easement relinquishment be submitted at a later date: N/A**

**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, North Tejon 4 Townhouses**

2014-0920-03



# 4037 Tejon



**Legend**

- Parking Marks - Points
  - active
  - constructrem
  - inactive
  - removed
- Parking Meters
  - active
  - constructrem
  - inactive
  - removed
- City Engineer Quarter Section
- Township Range Section
- Parcels
- Streams
- Irrigation Ditches Reconstruct (Gardeners)
- Irrigation Ditches
- Buildings
- Streets
- Alleys
- Railroads
  - Main
  - Yard
  - Spur
  - Sliding
  - Interchange track
  - Other
- Bridges
- Rail Transit Stations
  - Existing
  - Planned
- Park-N-Ride Locations
- Lakes
- County Boundary
- Parcels

83 41.5 83 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City and County of Denver

1:650

Map Generated 6/5/2015

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.**

A PARCEL OF LAND FOR ALLEY PURPOSES BEING PART OF LOT 6 AND THE NORTH 22 FEET OF LOT 7, BLOCK 10, FIRST ADDITION TO SUNNYSIDE, LOCATED IN THE SW 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6, THENCE  $S00^{\circ}06'08''W$ , (ASSUMED BASIS OF BEARING) ALONG THE WESTERLY LINE OF SAID LOTS, A DISTANCE OF 47.00 FEET; THENCE  $S89^{\circ}56'13''E$  AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 1.50 FEET; THENCE  $N00^{\circ}06'08''E$  AND PARALLEL WITH THE WEST LINE OF SAID LOTS, A DISTANCE OF 47.00 FEET; THENCE  $N89^{\circ}56'13''W$  ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 70.5 SQUARE FEET MORE OR LESS.

WARRANTY DEED

THIS DEED, dated MARCH 20th, 2015, is between 4037 TEJON ST LLC, a Colorado 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 ensealing 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



03/23/2015 02:53 PM  
City & County of Denver

R \$0.00

WD

2015035828

Page: 1 of 3

D \$0.00

15-046  
Asset Management

Asset Management  
Date: 3-23-15  
Reviewed  
Paw

Project Description:  
4037 Tejon St

above.

**4037 TEJON ST LLC**

By: *[Signature]*

Title: MANAGER

STATE OF Colorado

COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this day 20 of MARCH, 2015 by Timothy L. Verner as Manager of **4037 TEJON ST LLC**.

Witness my hand and official seal.  
May 23 2018 *[Signature]*  
My commission expires: Notary Public

CYDNEY TOLBERT  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20104003168  
MY COMMISSION EXPIRES MAY 23, 2018

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

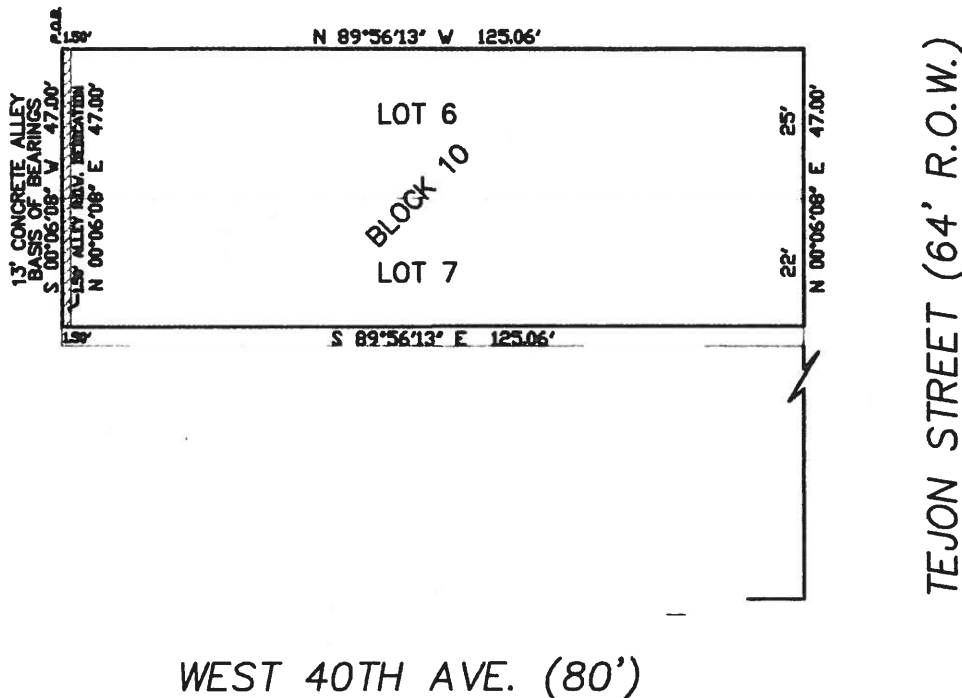
# EXHIBIT "A"

ROW PROJECT NO. 2014-0920-03  
DES PARCEL NO. 2014-0920-03-001

## EXHIBIT FOR ALLEY R.O.W. DEDICATION SW 1/4, SECTION 21, T3S, R68W, 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO



Scale 1" = 30'



A parcel of land for alley purposes being part of Lot 6 and the North 22 feet of Lot 7, Block 10, First Addition To Sunnyside, located in the SW 1/4 of Section 21, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, and being more particularly described as follows: Beginning at the Northwest corner of said Lot 6, thence S00°06'08"W, (Assumed Basis of Bearing) along the Westerly line of said Lots, a distance of 47.00 feet; thence S89°56'13"E parallel with the South line of said Lot 7, a distance of 1.50 feet; thence N00°06'08"E parallel with the West line of said Lots, a distance of 47.00 feet; thence N89°56'13"W along the North line of said Lot 6, a distance of 1.50 feet to the Point Of Beginning. Said parcel contains 70.5 square feet more or less.

I, Richard E. Heinz, a Professional Land Surveyor, Registered in the State of Colorado, do hereby certify that the above legal description was prepared by me or under my direct supervision.

Richard E. Heinz, P.L.S. 16116

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ABOVE ALLEY DEDICATION.

**AAA SURVEYING LAND CONSULTANTS, LLC**

P.O. BOX 2016 ELIZABETH, CO 80107  
303-519-7015/FAX 303-940-4927

JOB NO. 15-4037

PAGE 1 OF 1

DATE: 01/13/2015 / REV. 01-26-2015

PROPERTY ADDRESS: 4037 TEJON ST.

SCALE 1"=30'