



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: July 29, 2015
ROW #: 2014-Dedication-0088904 **SCHEDULE #:** 0221343032000
TITLE: This request is to dedicate a parcel of land as Public Right of Way as Tejon St.
Located at the intersection of W. 38th 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 Tejon 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 (**New Commercial Building at 38th and Tejon**)

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 Tejon St. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2014-Dedication-0088904-001) HERE.

A map of the area to be dedicated is attached.

RD/AG/BLV

cc: Asset Management, Steve Wirth
City Councilperson & Aides, Rafael Espinoza District # 1
Council Aide Amanda Sandoval
Council Aide, Rita Contreras
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, Stan Lechman
Public Works Survey, Ali Gulaid
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2014-Dedication-0088904

ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias
at 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 29, 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 Tejon St.
Located at the intersection of W. 38th Ave. and Tejon 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 Tejon 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 (New Commercial Building at 38th and Tejon)

****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. 38th Ave. and Tejon St.
- d. Affected Council District: Dist. 1 Rafael Espinoza
- 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: _____

Revised 02/01/15



DENVER
THE MILE HIGH CITY

EXECUTIVE SUMMARY

Project Title: 2014-Dedication-0088904, New Commercial Building at 38th and Tejon

Description of Proposed Project: Dedicate a parcel of public right of way as Tejon 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

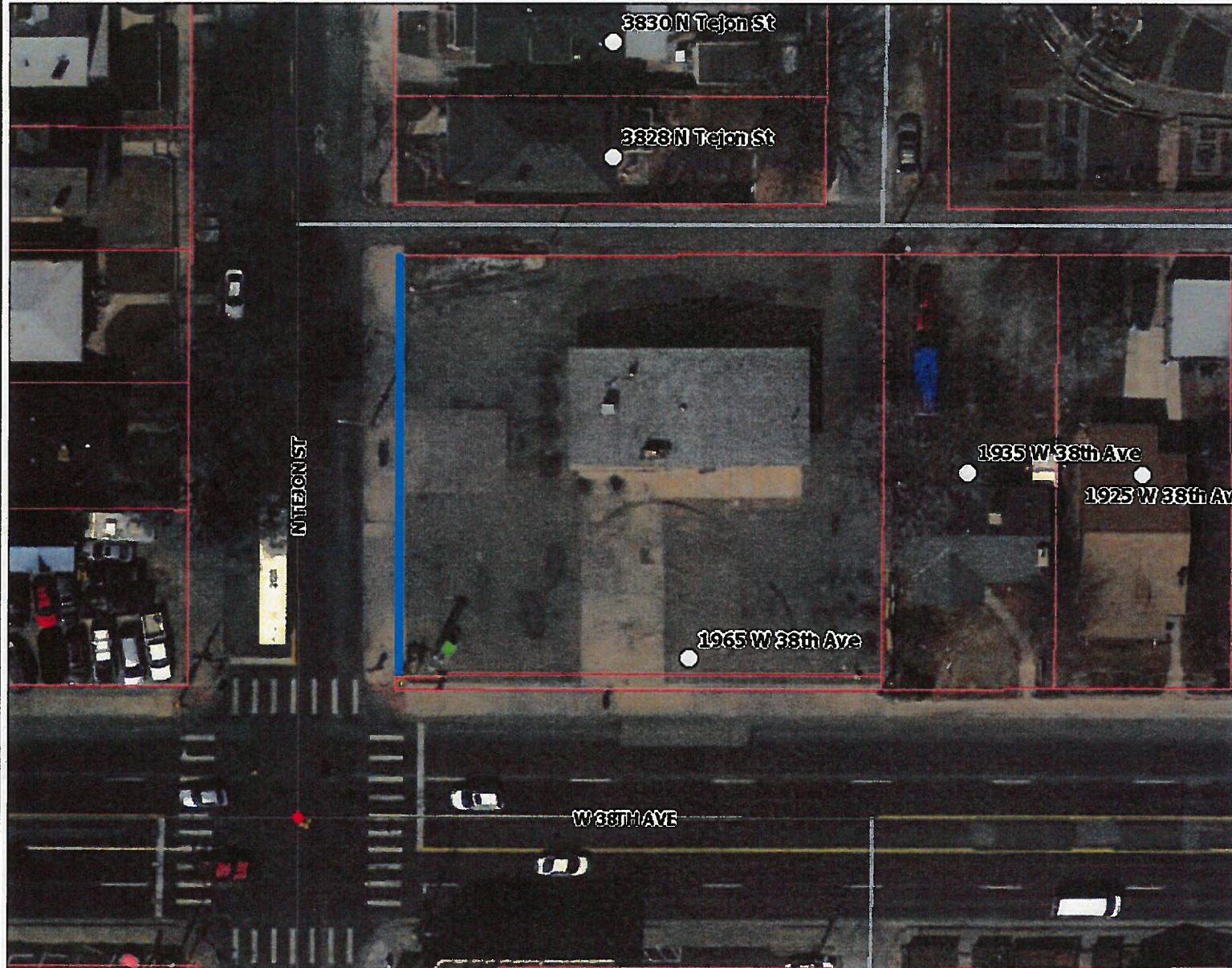
Will an easement relinquishment be submitted at a later date: N/A

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, New Commercial Building at 38th and Tejon St.



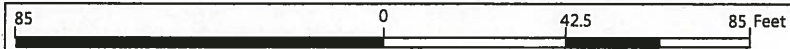
Protecting the Present & Building the Future
Accountability, Innovation, Empowerment, Performance, Integrity,
Diversity, Teamwork, Respect, Excellence, Safety

38th and Tejon Dedication



Legend

- Active Addresses**
 - Associated
 - Land
 - Structure
 - Utility
- Streams
- Irrigation Ditches (Reconstruct Gardeners)
- 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
- Parks**
 - Mountain Parks
 - All Other Parks



PW Legal Description 2015-Dedication-0088904-001

LEGAL DESCRIPTION:

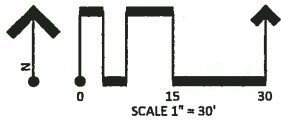
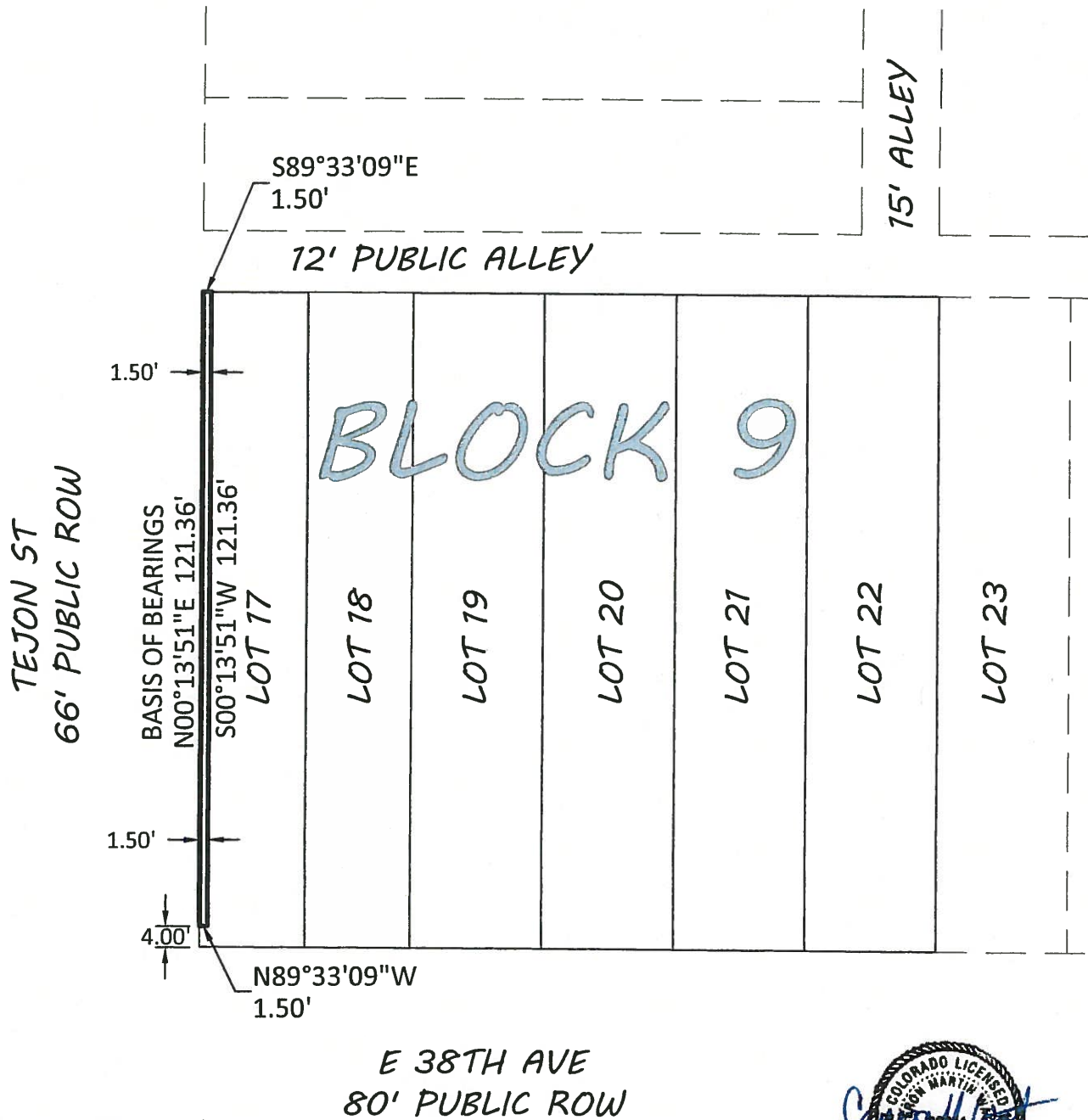
A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND CONVEYED BY A WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 13TH DAY OF FEBRUARY 2015, AT RECEPTION NUMBER 2015017416 IN CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 1.50 FEET OF LOT 17, BLOCK 9, SUBDIVISION OF BLOCK 9 SUNNYSIDE ADDITION TO THE CITY OF DENVER, EXCEPT THE SOUTH 4.00 FEET THEREOF.

THE ABOVE DESCRIBED PARCEL CONTAINS 182 SQUARE FEET OR 0.004 ACRES MORE OR LESS

EXHIBIT

A PARCEL OF LAND SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 21,
 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF DENVER, STATE OF COLORADO



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 PLANNING | ENGINEERING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

ROW DEDICATION - EXHIBIT
 TEJON SHOPS
 DENVER, COLORADO

| DATE | DESCRIPTION |
|-------------------|------------------------|
| 10.07.14 | - ORIGINAL PREPARATION |
| 01.16.15 | - TECHNICAL REVISIONS |
| - | - |
| - | - |
| JOB NO. 14.07.068 | SHEET 2/2 |

WARRANTY DEED

THIS DEED, dated February 12, 2015, is between 38th & Tejon Partners, 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" and "B" 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.

38th & Tejon Partners, LLC

By: RT

Title: MANAGER



2015017416
Page: 1 of 5
D \$0.00

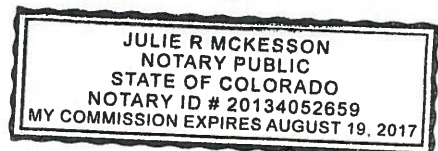
STATE OF Colorado

COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this day 12 of February, 2015 by Robert W. Turner as manager of 38th & Tejon Partners, LLC.

Witness my hand and official seal.
My commission expires:

Julie R McKesson 8/19/17
Notary Public



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

Asset Mgmt. # 15-022
Asset Management Date: 2-13-15
Approved
Kow
38th & Tejon

DESCRIPTION

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 1.50 FEET OF LOT 17, BLOCK 9, SUBDIVISION OF BLOCK 9 SUNNYSIDE ADDITION TO THE CITY OF DENVER, EXCEPT THE SOUTH 4.00 FEET THEREOF.

CONTAINING 182 SQUARE FEET OR 0.004 ACRES, MORE OR LESS.

CAMERON M. WATSON, PLS
COLORADO LICENSE NUMBER 38311
FOR AND ON BEHALF OF POINT CONSULTING, LLC
8341 SANGRE DE CRISTO RD, SUITE 102
LITTLETON, CO 80127
(720) 837-4370
cwatson@pnt-llc.com



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ROW DEDICATION - LEGAL
TEJON SHOPS
DENVER, COLORADO

| DATE | DESCRIPTION |
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