




REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

FROM: Ted Christianson P.E., Engineering Manager II 
Right-of-Way Services

DATE: May 8, 2017

ROW #: 2016-DEDICATION-0000175 **SCHEDULE #:** 0231312010000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Public Alley.
Located near the intersection of W. Colfax and N. Utica 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 a Public Alley.

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 an alley. The land is described as follows:

INSERT PARCEL DESCRIPTION ROW # (2016-DEDICATION-0000175-001) HERE.

A map of the area to be dedicated is attached.

RD/AG/BLV

cc: Asset Management, Robert Koehler
City Councilperson & Aides, Rafael Espinoza District # 1
Council Aide Gina Volpe
Council Aide Amanda Sandoval
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, Ted Christianson
Department of Law, Brent Eisen
Department of Law, Caroline Martin
Department of Law, Adam Hernandez
Department of Law, Angela Garcia
Public Works Survey, Jon Spirk
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder: 2016-Dedication-0000175

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: May 8, 2017

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 near the intersection of W. Colfax and N. Utica 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 a 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 project development project (**1545 Utica Rowhomes**).

****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: 1545 N Utica St
- d. Affected Council District: Rafael Espinoza Dist. 1
- 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-0000175, 1545 Utica Rowhomes

Description of Proposed Project: Dedicate a parcel for 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: The land was deeded ot the City and County of Denver for the purpose to dedicate it as an alley for Public Right-of-Way, as part of a development project called 1545 Utica Rowhomes.

A parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 2nd day of November, 2016, at Reception No. 2016153337 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

A portion of the Southeast One-quarter of the Southwest One-quarter of Section 31, Township 3 South, Range 68 West of the 6th Principal Meridian, City of Denver, County of Denver, State of Colorado more particularly described as follows:

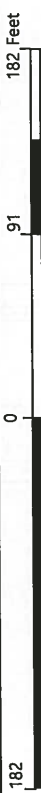
The West 3.00 feet of the North ½ of Lot 33, Lot 34 and the South ½ of Lot 35, Block 18, Subdivision of Blocks 18 and 19 and part of 17, Sloan Lake Subdivision, as recorded on February 11th, 1890 in Book 9 at Page 22, County of Arapahoe, now City and County of Denver, State of Colorado.

Containing 150.04 square feet more or less.

Prepared By: James M. Wooldridge, PLS 28669
On Behalf of: Crossroad surveying, Inc.
10250 W. Mississippi Ave. # 1106
Lakewood, Colorado 80226
720-974-6088



- Legend**
- Benchmarks
 - Range Points
 - Streams
 - Irrigation Ditches Reconstructe 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
 - All Other Parks; Linear
 - Mountain Parks





2016153337

Page: 1 of 3

11/02/2016 02:39 PM

R \$0.00

D \$0.00

City & County of Denver

WD

WARRANTY DEED

Asset Mgmt #: 16-180

THIS DEED, dated October 31st, 2016, is between 1545 Utica 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 sealing 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.

1545 Utica LLC

By: [Signature]

Title: Owner



Asset Management: Approved: Date: 11-2-16

Project Descriptions: 1545 Utica LLC

STATE OF Colorado

COUNTY OF Denver

The foregoing instrument was acknowledged before me this day 31st of October, 2016 by Daniel Stutz as Owner of 1545 Utica LLC.

Witness my hand and official seal.
My commission expires:

[Signature]
Notary Public

MY COMMISSION EXPIRES

ON 09-22-18

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

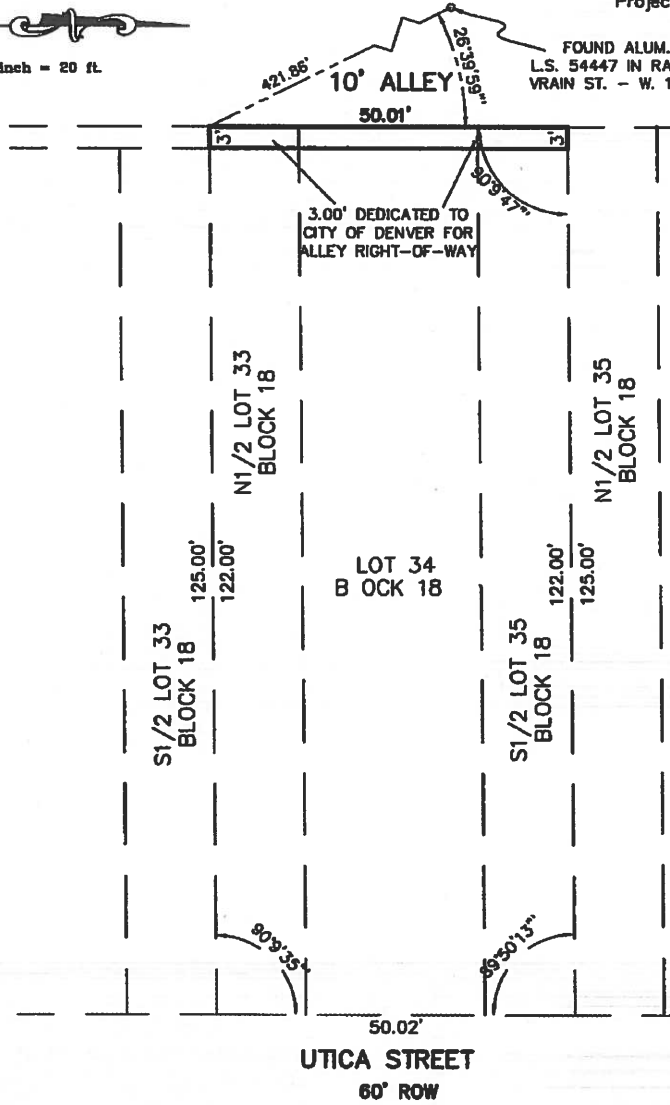
S.E. 1/4 OF THE S.W. 1/4 SECTION 31, T. 3 S., R. 68 W. OF THE 6TH P.M.

Project No. 2016PM0000225



1 inch = 20 ft.

FOUND ALUM. CAP
L.S. 54447 IN RANGE BOX
VRAIN ST. - W. 16TH AVE.



JAMES M. WOOLDRIDGE P.L.S. 28669
FOR AND ON BEHALF OF CROSSROADS SURVEYING, INC.

THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED LAND SURVEY. IT IS ONLY
TO DEPICT THE ATTACHED DESCRIPTION.

SHEET 2 OF 2



CROSSROADS SURVEYING, INC. 10250 W. MISSISSIPPI AVE. # 1106
LAKEWOOD, COLORADO 80226 (720) 974-6088

EXHIBIT "A"

PROJECT NO. 2016PM0000225

PROPERTY DESCRIPTION FOR RIGHT-OF-WAY DEDICATION:

A portion of the Southeast One-quarter of the Southwest One-quarter of Section 31, Township 3 South, Range 68 West of the 6th Principal Meridian, City of Denver, County of Denver, State of Colorado more particularly described as follows:

The West 3.00 feet of the North ½ of Lot 33, Lot 34 and the South ½ of Lot 35, Block 18, Subdivision of Blocks 18 and 19 and part of 17, Sloan Lake Subdivision, as recorded on February 11th, 1890 in Book 9 at Page 22, County of Arapahoe, now City and County of Denver, State of Colorado.

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