



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: December 9, 2016

ROW #: 2016-Dedication-0000222 **SCHEDULE #:** 0227112034000 & 0227112035000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Public alley.
Located near the intersection of 35th St. and Brighton Blvd.

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 (**Catalyst Digital Health**)

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 # (2016-Dedication-0000222-001) HERE.

A map of the area to be dedicated is attached.

RD/WR/BLV

cc: Asset Management, Robert Koehler
City Councilperson & Aides, Albus Brooks District # 9
Council Aide Chy Montoya
Council Aide Brande Micheau
City Council Staff, Zach Rothmier
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, Shaun Sullivan
Department of Law, Caroline Martin
Department of Law, Cindy Cooley
Public Works Survey, Warren Ruby
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2016-Dedication-0000222

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: December 9, 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 Public alley.
Located near the intersection of 35th St. and Brighton Blvd.

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 (**Catalyst Digital Health**)

****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: Alley near 35th St. and Brighton Blvd
- 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-0000222, Catalyst Digital Health

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

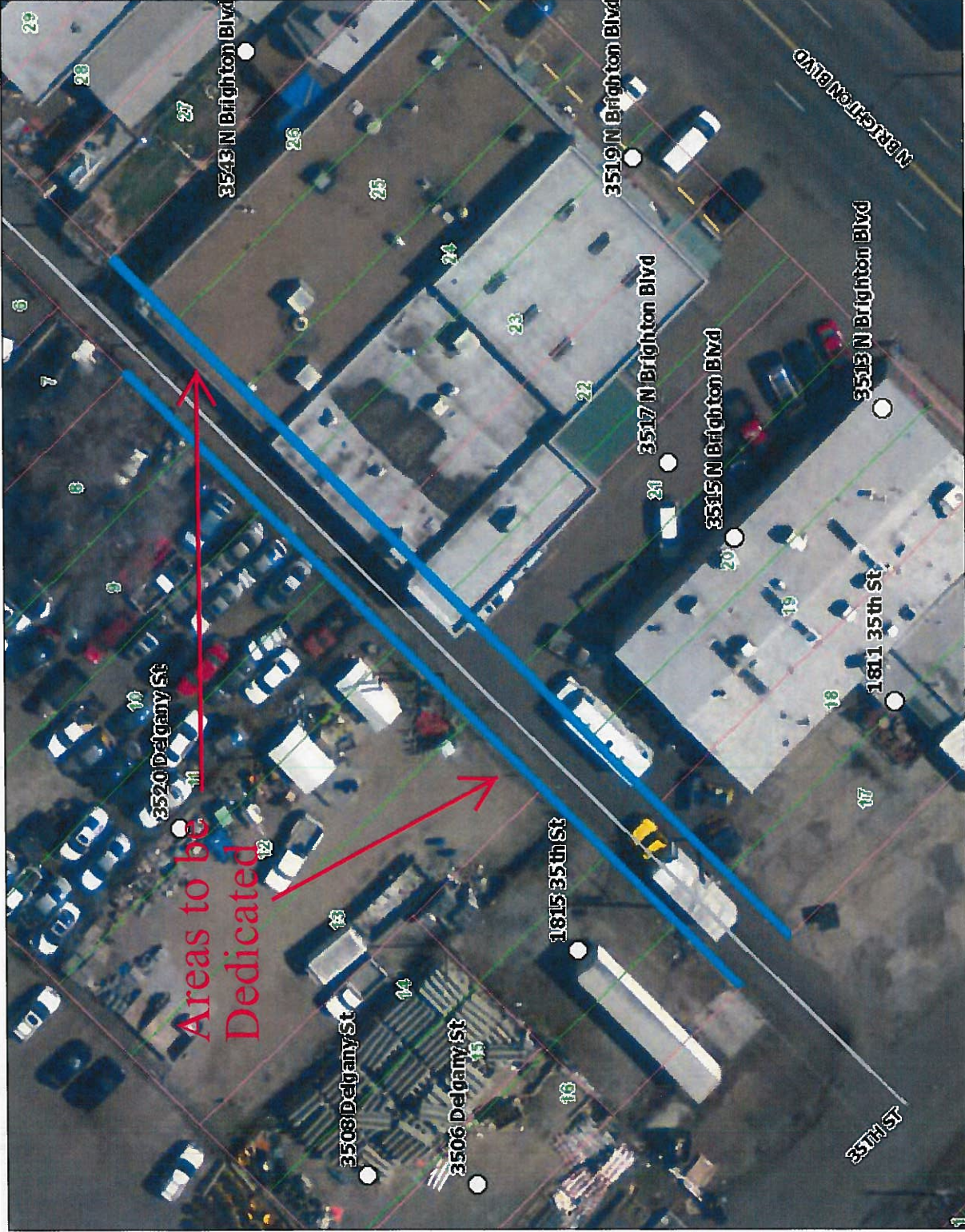
Will land be dedicated to the City if the vacation goes through: N/A

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, Catalyst Digital Health

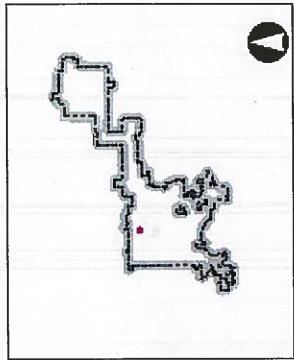
35th and Brighton Blvd



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

- Active Addresses
 - Associated
 - Land
 - Structure
 - Utility
- 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
 - All Other Parks, Linear
 - Mountain Parks



Those parcels of land described in Warranty Deed recorded November 23, 2016 at Reception No. 2016164353 being described therein as follows

Two parcels of land situated in the SE $\frac{1}{4}$ of Section 22, Township 3 South, Range 68 West of the 6th P.M., being a part of Lots 8 through 26, Block 12, First Addition to Ironton, as recorded in Book 6 at Pages 109 and 110, City and County of Denver, State of Colorado, More particularly described as follows:

Parcel One:

The southeasterly 2.00 feet of Lots 8 through 16, inclusive, Block 12, First Addition to Ironton, City and County of Denver, State of Colorado.

Parcel Contains (450 Square Feet) 0.0103 Acres, more or less.

Parcel Two:

The northwesterly 2.00 feet of Lots 17 through 26, inclusive, Block 12, First Addition to Ironton, City and County of Denver, State of Colorado.

Parcel Contains (499 Square Feet) 0.0115 Acres, more or less



2016164353

Page: 1 of 3

11/23/2016 02:16 PM
City & County of Denver

R \$0.00

WD

D \$0.00

WARRANTY DEED

THIS DEED, dated November 21, 2016, is between Catalyst Rino, 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.

Catalyst Rino, LLC

By: [Signature]
Vice President of Koebel and Company, manager of Catalyst RiNo LLC, a Colorado limited liability company

STATE OF Colorado
COUNTY OF Denver

The foregoing instrument was acknowledged before me this day 21st of November, 2016 by Carl Koebel as VP of Koebel + Company, manager of Catalyst Rino, LLC.

Witness my hand and official seal.
My commission expires:

[Signature]
Notary Public

RONDA CARLOUET
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19894009798
MY COMMISSION EXPIRES AUGUST 29, 2020

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

Asset Mgmt. # 16-17

Approved
Asset Mgmt. #
Date: 11/23/16

1437 Bannock Street
Catalyst Rino, LLC

EXHIBIT

Land Description:

Two parcels of land situated in the SE ¼ of Section 22, Township 3 South, Range 68 West of the 6th P.M., being a part of Lots 8 through 26, Block 12, First Addition to Ironton, as recorded in Book 6 at Pages 109 and 110, City and County of Denver, State of Colorado, More particularly described as follows:

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Parcel Contains (450 Square Feet) 0.0103 Acres, more or less.

Parcel Two:

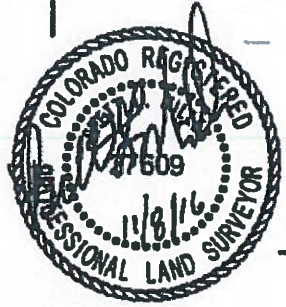
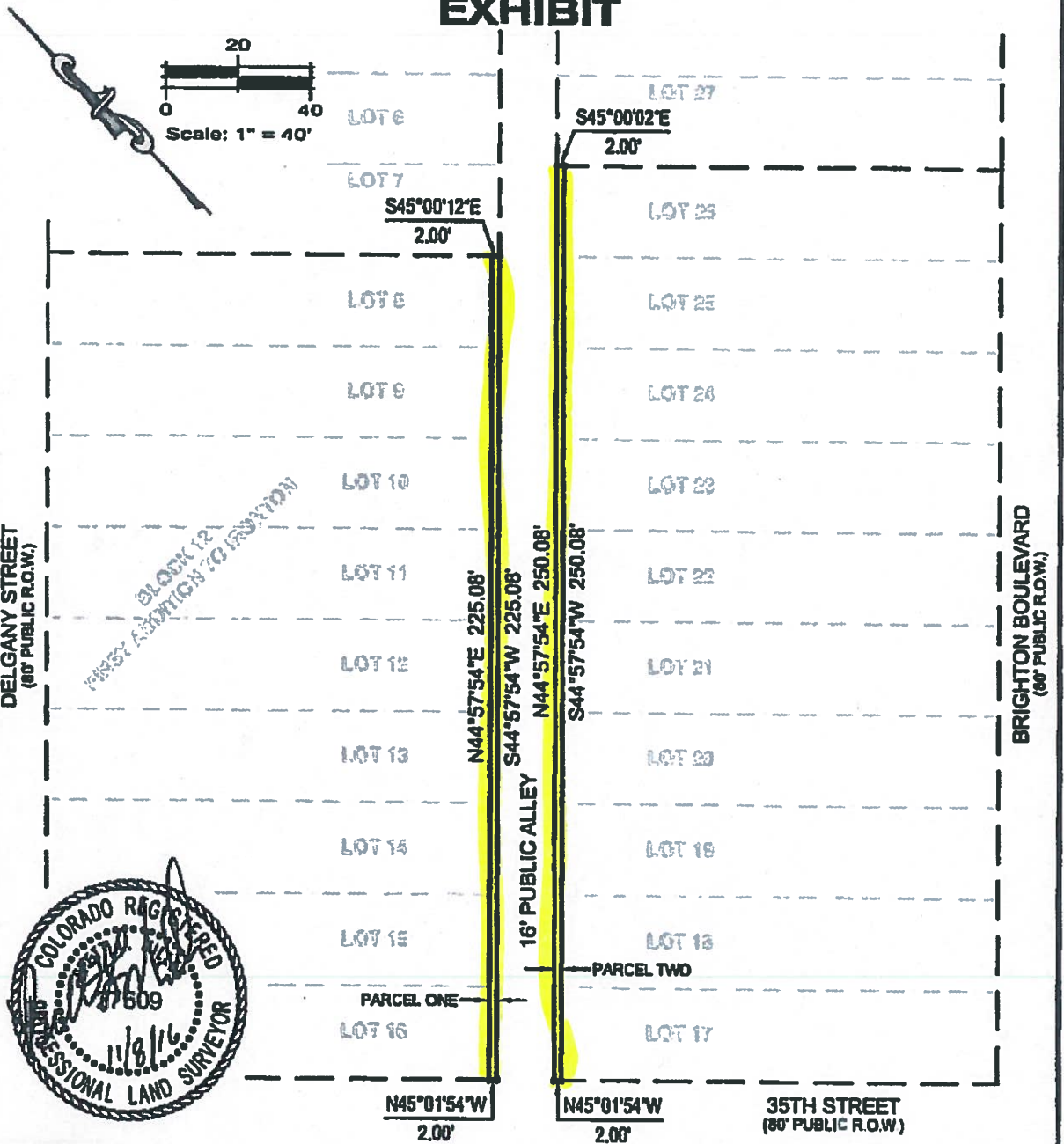
The northwesterly 2.00 feet of Lots 17 through 26, Inclusive, Block 12, First Addition to Ironton, City and County of Denver, State of Colorado.

Parcel Contains (500 Square Feet) 0.0115 Acres, more or less

Date prepared: August 18, 2016
Date of last revision: November 7, 2016
Prepared by: Brett L. Miller, PLS No. 27609
for and on behalf of
Engineering Service Company
14190 East Evans Avenue
Aurora, Colorado 80014
Phone: 303-337-1393
bmliller@engineeringserviceco.com



EXHIBIT



ESC
ENGINEERING SERVICE COMPANY
 14190 East Evans Avenue
 Aurora, Colorado 80014
 P 303.337.4393 | F 303.337.7481

PARCEL ONE CONTAINS
 450 SQUARE FEET
 0.0103 ACRES

PARCEL TWO CONTAINS
 500 SQUARE FEET
 0.0115 ACRES

CITY & COUNTY OF DENVER

RIGHT-OF-WAY DEDICATION

Drawn By: JDP	Checked By: BLM	Project No.: 1017	Date: 11/23/16 REV 11/07/2016
Scale: 1"=40'	File Name: \\esc\server\1017\1017-01-01-16\1017-01-01-16-01.dwg		

A PART OF LOTS 8-26, BLOCK 12, FIRST ADDITION TO IRONTON SITUATED IN THE SE 1/4 OF SECTION 22, T.3S., R.68W., OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO

Note: This exhibit does not represent a monumental survey. It is intended only to describe the approved dedication.