

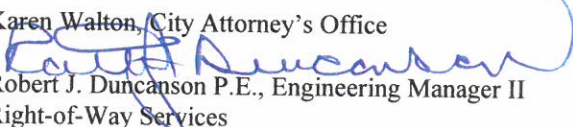


DENVER
THE MILE HIGH CITY

Department of Public Works
Capital Projects Management
Permit Operations and Right of Way Enforcement
Infrastructure Planning & Programming
Traffic Engineering Services
201 W. Colfax Avenue
Denver, CO 80202
www.denvergov.org

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Karen Walton, City Attorney's Office

FROM: 
Robert J. Duncanson P.E., Engineering Manager II
Right-of-Way Services

DATE: October 24, 2014

ROW #: 2011-0581-05 **SCHEDULE #:** 0503102026000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as an alley located adjacent to Colfax Ave between Washington St and Pearl 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. 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 Office Depot Redevelopment.

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 a Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2011-0581-05-001) HERE.

A map of the area to be dedicated is attached.

RD/JL/ACP

cc: Asset Management, Steve Wirth
City Councilperson & Aides, Jeanne Robb District # 10
City Council Staff, Gretchen Williams
Environmental Services, David Erickson
Public Works, Manager's Office, Alba Castro
Public Works, Manager's Office, Nancy Kuhn
Public Works, Right-of-Way Engineering Services, Rob Duncanson
Department of Law, Karen Aviles
Department of Law, Brent Eisen
Department of Law, Karen Walton
Department of Law, Arlene Dykstra
Public Works Survey, John Lautenschlager
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2011-0581-05



ORDINANCE/RESOLUTION REQUEST

Please email requests to Stacy Loucks at
Nancy.kuhn@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: **October 24, 2014**

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 an alley located adjacent to Colfax Ave between Washington St and Pearl 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

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:** Nancy Kuhn
- **Phone:** 720-865-8720
- **Email:** Nancy.kuhn@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 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 development project Office Depot Redevelopment.

****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:** N/A
- c. **Location:** Alley located adjacent to E Colfax Ave between Washington St and Pearl St.
- d. **Affected Council District:** Dist. 10
- 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: 2011-0581-05 Office Depot Redevelopment

Description of Proposed Project: 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 development project Office Depot Redevelopment.

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, Office Depot Redevelopment.

Public Alley South of Colfax between Washington & Pearl

Parcel to be
Dedicated



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Block Numbers
- Lots/Blocks (Base Map)
- mask
- 2010_Denver.jp2.iri
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Map generated 7/9/2012. 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.

PW Legal Description No. 2011-0581-05-001

A parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 20th day of June, 2012, by Reception No. 2012080507 in the City and County of Denver Clerk & Recorder's Office, State of Colorado, being more particularly described as follows:

A strip of land, being all of the West 4.00 feet of Lot 37 through 40, Block 91, J.W. Smith's Addition, located in the Northeast Quarter of Section 3, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado.

Said described parcel of land contains 400 sq. ft. or 0.009 acres, more or less.



WARRANTY DEED

THIS DEED, is dated JUNE 20, 2012, and is made between ROBINSON COLFAX, LLC, A COLORADO LIMITED LIABILITY COMPANY

CERTIFICATION
The Clerk and Recorder for the CITY AND COUNTY OF DENVER State of Colorado does hereby certify this document to be a full, true and correct copy of the original document recorded in my office.



by Bridget M. Svalberg
Clerk and Recorder
Deputy County Clerk
Date June 20, 2012
Bridget M. Svalberg

(whether one, or more than one), the "Grantor," of the * CITY & County of DENVER and State of COLORADO and THE CITY & COUNTY OF DENVER, A COLORADO MUNICIPAL CORPORATION AND HOME RULE CITY

(whether one, or more than one), the "Grantee," whose legal address is 1437 BANNOCK ST. DENVER, CO 80202 of the CITY & County of DENVER and State of COLORADO

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS & OTHER GOOD & VALUABLE CONSIDERATION//////////DOLLARS. (\$ 10.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the CITY & County of DENVER and State of Colorado, described as follows:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF THIS GENERAL WARRANTY DEED

also known by street address as: VACANT LAND and assessor's schedule or parcel number:

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, 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 and the Grantee's heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law and 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 soever, except and subject to: none; or the following matters:

And the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, but not any adjoining vacated street or alley, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof.

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

ROBINSON COLFAX, LLC

BY: Jeff Robinson
JEFF ROBINSON - OWNER

STATE OF COLORADO
County of Denver

} ss.

The foregoing instrument was acknowledged before me this 19th day of June, 2012, by Jeff Robinson

Witness my hand and official seal.
My commission expires: 5/25/2013

Ashlee Cook
Notary Public



*Insert "City and County of Denver" Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

My Commission Expires 05/25/2013

Asset Mgmt. # 12-063
Asset Management: Date: 6-20-12
Approved: SEN
Project Description: 1437 E. COLFAX AVE

EXHIBIT "A"

PARCEL DESCRIPTION

Alley Dedication

A strip of land, being all of the West 4.00 feet of Lot 37 through 40, Block 91, J.W. Smith's Addition, located in the Northeast Quarter of Section 3, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado.

Said described parcel of land contains 400 sq. ft. or 0.009 acres, more or less.

SURVEYOR'S STATEMENT

I, Matt Robert Eisenach, a Licensed Professional Land Surveyor in the State of Colorado, do hereby state that this Parcel Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge, information, belief, and in my professional opinion.

Matt Robert Eisenach, Professional Land Surveyor
Colorado License No. 38257
For and on behalf of Baseline Engineering Corporation

Baseline Engineering Corp.
710 11th Avenue, Suite 105
Greeley, Colorado 80631
(970) 353-7600



2011-0581-05-001

EXHIBIT A

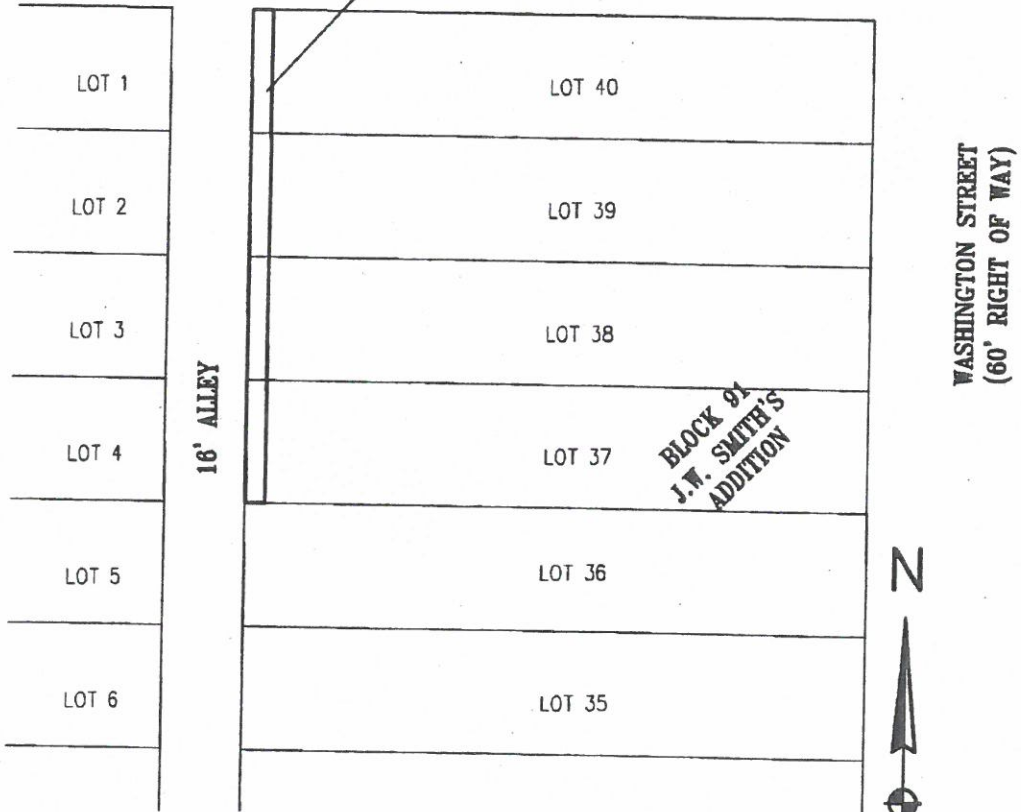
TRACKING NO. _____

ALLEY DEDICATION

LOT 21

EAST COLFAX AVE.
(80' RIGHT OF WAY)

ALLEY DEDICATION
(WEST 4.00' OF LOTS 37-40)
400 SQ. FT.



BLOCK 91
J.W. SMITH'S
ADDITION



30 15 0 30
SCALE: 1" = 30'

2011-0581-001

BASELINE engineering corporation
710 11TH AVENUE, SUITE 108
GREELEY, CO. 80631
PH (970) 353-7600 FAX (970) 353-7601

DATE: 5/4/2012

DWG SCALE: 1" = 30'

PROJECT NO.: 3096b

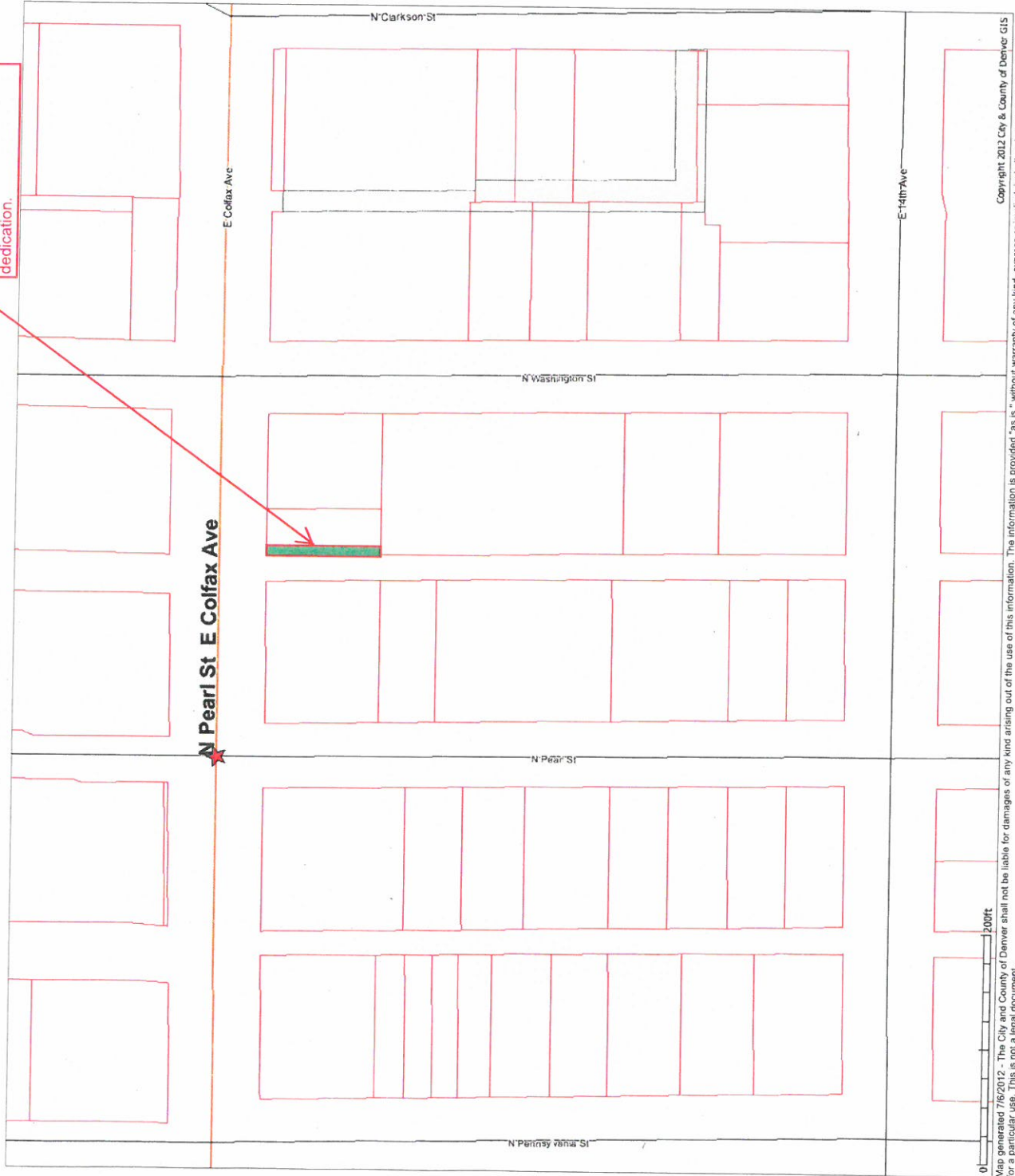
Sheet Number

2 OF 2

PROJECT NAME: OFFICE DEPOT

2011-0581

- Vacating Ordinances
- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County



0' 20ft