



**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 4, 2017

**ROW #:** 2016-Dedication-0000270      **SCHEDULE #:** 0512221011000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as Public Alley.  
Located at the intersection of E. 2<sup>nd</sup> Ave. and N. Detroit 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 (2727 E. 2<sup>nd</sup> Ave Office Mixed Use)

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-0000270-001) HERE.**

A map of the area to be dedicated is attached.

RD/JC/BV

- cc: Asset Management, Robert Koehler
- City Councilperson & Aides, Wayne New District # 10
- Council Aide Melissa Horn
- Council Aide Molly Williams
- 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, Ted Christianson
- Department of Law, Brent Eisen
- Department of Law, Shaun Sullivan
- Department of Law, Caroline Martin
- Department of Law, Cindy Cooley
- Public Works Survey, John Clarke
- Public Works Survey, Paul Rogalla
- Owner: City and County of Denver
- Project file folder 2016-Dedication-0000270

# ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias  
at [angela.casias@DenverGov.org](mailto: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 4, 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 at the intersection of E. 2<sup>nd</sup> Ave. and N. Detroit St.

3. **Requesting Agency:** Public Works-Right-of-Way Services  
**Agency Division:** 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 (2727 E. 2<sup>nd</sup> Ave Office Mixed Use)

**\*\*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:** E. 2<sup>nd</sup> Ave. and N. Detroit St.
- d. **Affected Council District:** Wayne New Dist. 10
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):**

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: 2016-Dedication-0000270, 2727 E. 2<sup>nd</sup> Ave. Office Mixed Use**

**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, 2727 E. 2<sup>nd</sup> Ave. Office Mixed Use**



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

**PW Legal Description No. 2016-Dedication-0000270-001**

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF MAY, 2017, AT RECEPTION NUMBER 2017056932 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF PLOT 10, BLOCK 61, HARMANS SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WESTERLY 2.50 FEET OF SAID PLOT 10, BLOCK 61, HARMANS SUBDIVISION.

SAID PARCEL CONTAINS 0.0057 ACRES, 250 SQUARE FEET, MORE OR LESS.



### Legend

- Streams
- Irrigation Ditches Reconstruct (Gardens)
- Irrigation Ditches
- Buildings 2014
- 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



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.

1: 588

Map Generated 5/4/2017



WARRANTY DEED

THIS DEED, dated March 6<sup>th</sup>, 2017, is between Second Avenue Development 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" 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 enrolling 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.

Second Avenue Development Partners, LLC

By: [Signature]  
Title: \_\_\_\_\_

STATE OF Colorado  
COUNTY OF Denver

The foregoing instrument was acknowledged before me this day 6 of March, 2017 by Matt Johnson as manager of Second Avenue Development Partners, LLC.

Witness my hand and official seal.

My commission expires: 2/1/2021

[Signature]  
Melissa Johnson  
Notary Public  
State Of Colorado  
Notary ID 20174008023  
My Commission Expires February 1, 2021

Matt Johnson 3003 E. 3rd Avenue, Suite 201 Denver CO 80206  
Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

\*Re-recorded to correct Legal Description.

2017056932  
Page: 1 of 3  
D \$0.00  
WD  
R \$0.00  
03/06/2017 11:27 AM  
City & County of Denver

Project Description:  
WD  
Second Avenue Development Partners, LLC

Approved  
Asset Management  
Date: 03-09-17

Asset Mgmt # 14-255

2016-PROJMSTR-0000645-ROW

EXHIBIT A  
SHEET 1 OF 2

**LAND DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF PLOT 10, BLOCK 61, HARMANS SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

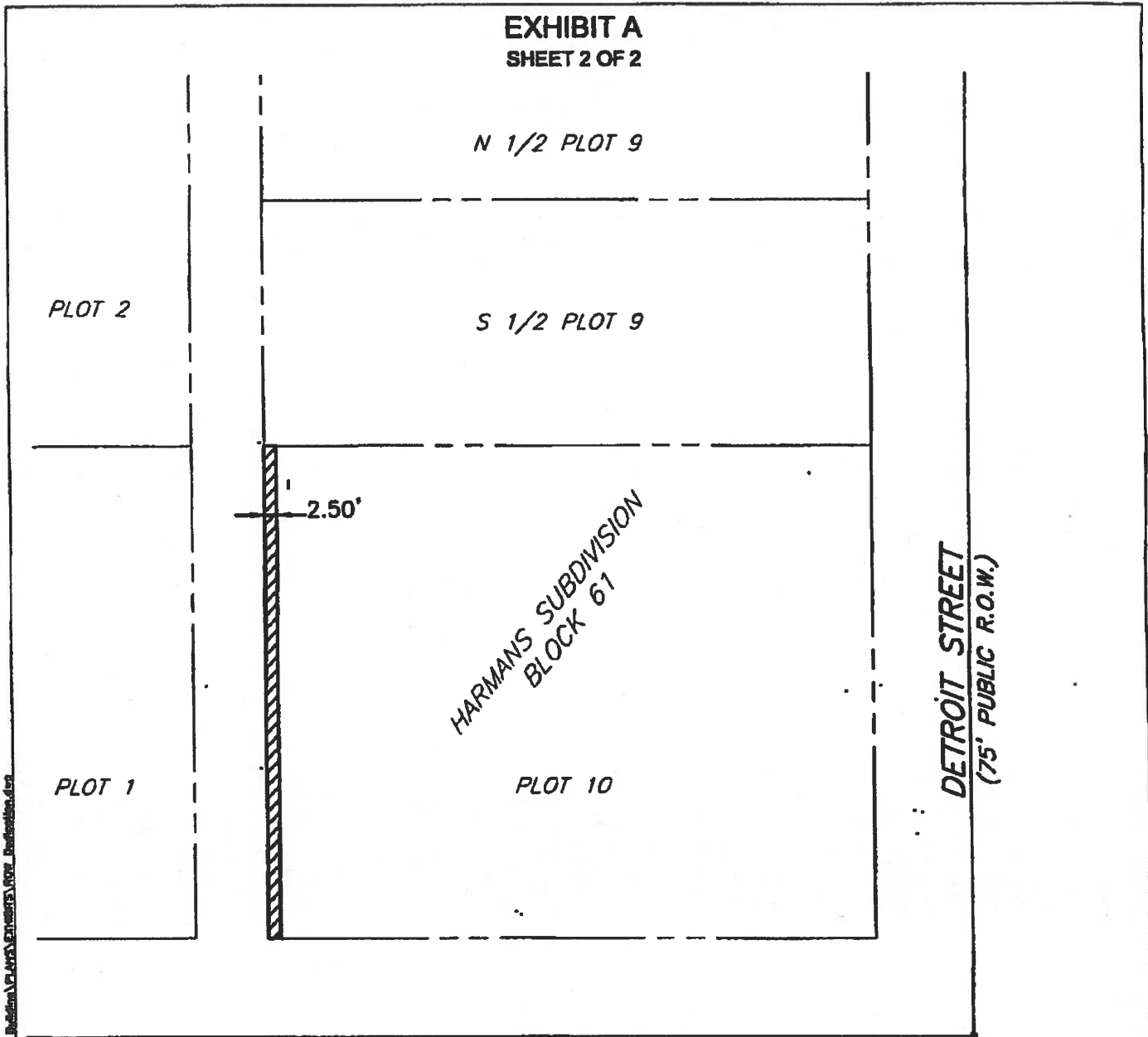
THE WESTERLY 2.50 FEET OF SAID PLOT 10, BLOCK 61, HARMANS SUBDIVISION.

SAID PARCEL CONTAINS 0.0057 ACRES, 250 SQUARE FEET, MORE OR LESS.

PREPARED BY ERIN MACCARTHY  
REVIEWED BY RICHARD A. NOBBE, PLS #23899  
FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
LAKEWOOD, CO 80215  
303-431-6100  
DECEMBER 16, 2016  
REV. JANUARY 5, 2017



2016-PROJMSTR-0000645-ROW



**EAST 2ND AVENUE**  
**(70' PUBLIC R.O.W.)**



0 15 30  
 SCALE: 1"=40'  
 ALL DIMENSIONS ARE  
 U.S. SURVEY FEET



REV. JAN. 5, 2017  
DECEMBER 16, 2016

**MARTIN/MARTIN**  
 CONSULTING ENGINEERS  
 12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
 303.431.6100 MARTINMARTIN.COM

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

DRAWING LOCATION: G:\SCHMAPP\16.1001-2nd\_and\_Detroit\_Strip\Public\CLASPS\21061617\ROW\_Bundled.dwg