




**REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY**

**TO:** Caroline Martin, City Attorney's Office

**FROM:**   
Matt Bryner, Director Engineer-Architect  
Right-of-Way Services

**DATE:** December 6, 2019

**ROW #:** 2019-DEDICATION-0000050 **SCHEDULE #:** 0513102069000 & 0513102070000

**TITLE:** This request is to dedicate two parcels of land as Public Right-of-Way and Public Alley, both bounded by E. Alameda Ave., S. Harrison St., E. Dakota Ave. and S. Jackson 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 E. Alameda Ave. and Public Alley. These parcels of land are being dedicated by the City and County of Denver for Public Alley and Public Right-of-Way, as part of the development project, Solterra Cherry Creek Senior Living.

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 E. Alameda Ave. and Public Alley. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2019-DEDICATION-0000050-001 & 002) HERE.**

A map of the area to be dedicated is attached.

MB/RP/RL

cc: Dept. of Real Estate, Katherine Rinehart  
City Councilperson, Chris Hinds District # 10  
Councilperson Aide, Galia Halpern  
Councilperson Aide, Teresa St. Peter  
Councilperson Aide, Liz Zukowski  
City Council Staff, Zach Rothmier  
Environmental Services, David Erickson  
Public Works, Manager's Office, Alba Castro  
Public Works, Manager's Office, Jason Gallardo  
Public Works, Right-of-Way Engineering Services, Matt Bryner  
Department of Law, Maureen McGuire  
Department of Law, Martin Plate  
Department of Law, Deanne Durfee  
Department of Law, Caroline Martin  
Department of Law, Stan Lechman  
Public Works Survey, Ron Post  
Public Works Survey, Paul Rogalla  
Public Works Ordinance  
Owner: City and County of Denver  
Project file folder 2019-DEDICATION-0000050

## ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo  
at [jason.gallardo@DenverGov.org](mailto:jason.gallardo@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 6<sup>th</sup>, 2019

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:** This request is to dedicate two parcels of land as Public Right-of-Way and Public Alley, both bounded by E. Alameda Ave., S. Harrison St., E. Dakota Ave. and S. Jackson St.

**3. Requesting Agency:** Public Works, Right-of-Way Services  
**Agency Division:** Survey

**4. Contact Person:** *(With actual knowledge of proposed ordinance/resolution.)*

- **Name:** Rebecca Long
- **Phone:** 720-913-4518
- **Email:** Rebecca.Long@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:** Jason Gallardo
- **Phone:** 720-865-8713
- **Email:** Jason.gallardo@denvergov.org

**6. General description/background of proposed resolution 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 E. Alameda Ave. and Public Alley. These parcels of land are being dedicated by the City and County of Denver for Public Alley and Public Right-of-Way, as part of the development project, Solterra Cherry Creek Senior Living.

**\*\*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:** Public Alley bounded by E. Alameda Ave., S. Harrison St., E. Dakota Ave. and S. Jackson St., and this request is to dedicate a parcel of land as Public Right-of-Way, located at the intersection of E. Alameda Ave. and S. Harrison St.
- d. **Affected Council District:** Chris Hinds District # 10
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):**

**7. Is there any controversy surrounding this resolutions?** *(Groups or individuals who may have concerns about it?)* **Please explain.**

None.

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*To be completed by Mayor's Legislative Team:*

SIRE Tracking Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_



**DENVER**  
THE MILE HIGH CITY

## EXECUTIVE SUMMARY

**Project Title:** 2019-DEDICATION-0000050

**Description of Proposed Project:** Dedication of two parcels of land as Public Right-of-Way as 1) Public Alley, and 2) Public Right-of-Way.

**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 be dedicated as Public Right-of-Way and Public Alley.

**Has a Temp MEP been issued, and if so, what work is underway:** N/A

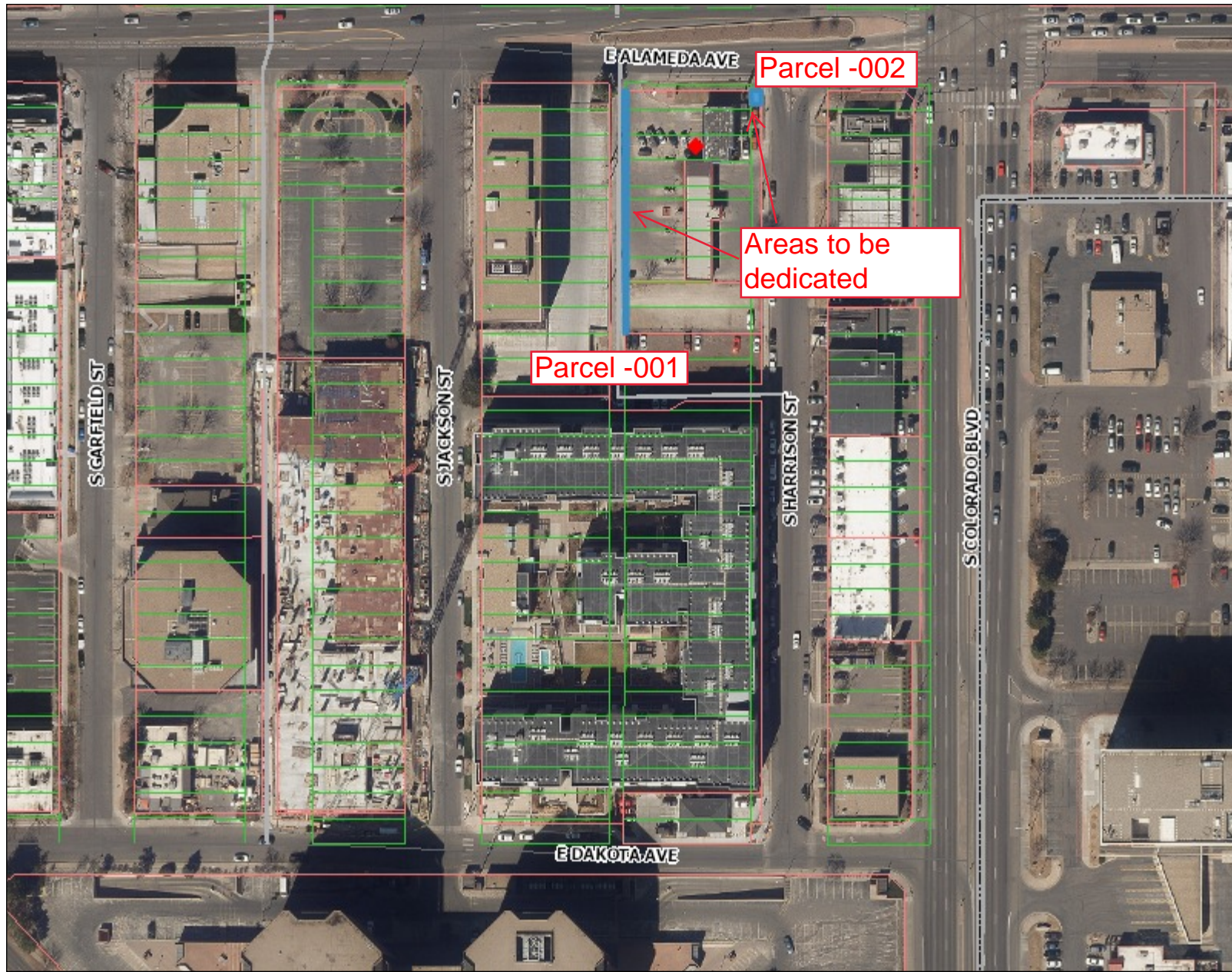
**What is the known duration of an MEP:** N/A

**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 of dedicating it as Public Right-of-Way and Public Alley, as part of a development project called Solterra Cherry Creek Senior Living.



### Legend

-  Well Restrictions
-  Barrier Restrictions
- Area Restrictions**
-  Liner
-  Sheet Pile Wall Area
-  Streams
-  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

289 0 144.5 289 Feet

**PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000050-001**

**LAND DESCRIPTION – ALLEY PARCEL #1**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF OCTOBER 2019, AT RECEPTION NUMBER 2019151845 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN DESCRIBED AS:

THE WESTERLY 2.50 FEET OF LOTS 46 THROUGH 50, BURNSDALE AND LOTS 6 THROUGH 10, BLOCK 47, BURLINGTON CAPITOL HILL ADDITION, EXCEPTING THE NORTHERLY 7.00 FEET OF SAID LOT 10 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL CONTAINS 0.014 ACRES OR 593 SQUARE FEET MORE OR LESS.

**PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000050-002**

**LAND DESCRIPTION – STREET PARCEL #2**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF OCTOBER 2019, AT RECEPTION NUMBER 2019151846 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE NORTHERLY 13 FEET OF THE RIGHT-OF-WAY VACATION PER ORDINANCE 524 SERIES 1987 RECORDED AT BOOK 127 PAGE 521, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL CONTAINS 0.003 ACRES OR 124 SQUARE FEET MORE OR LESS.



After recording, return to:  
Division of Real Estate  
City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Denver, Colorado 80202

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this 28<sup>TH</sup> day of OCTOBER, 2019, by **TSL SOLTERRA CC PROPCO, LLC**, a Delaware limited liability company, whose address is 6300 Riverside Plaza NM, Suite, 200, Albuquerque, NM 87120, United States ("Grantor") to the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee").

WITNESSETH, that 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 are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on the attached Exhibit(s) hereto and incorporated herein ("Property");

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee, and its successors and assigns forever. Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under Grantor.

No separate bill of sale with respect to improvements on the Property will be executed.

Asset Mgmt. # 19-167

301 S. Hamison  
2019-Dedication-0000050



ALLEY DEDICATION

LAND DESCRIPTION

THE WESTERLY 2.50 FEET OF LOTS 46 THROUGH 50, BURNSDALE AND LOTS 6 THROUGH 10, BLOCK 47, BURLINGTON CAPITAL HILL ADDITION, EXCEPTING THE NORTHERLY 7.00 FEET OF SAID LOT 10 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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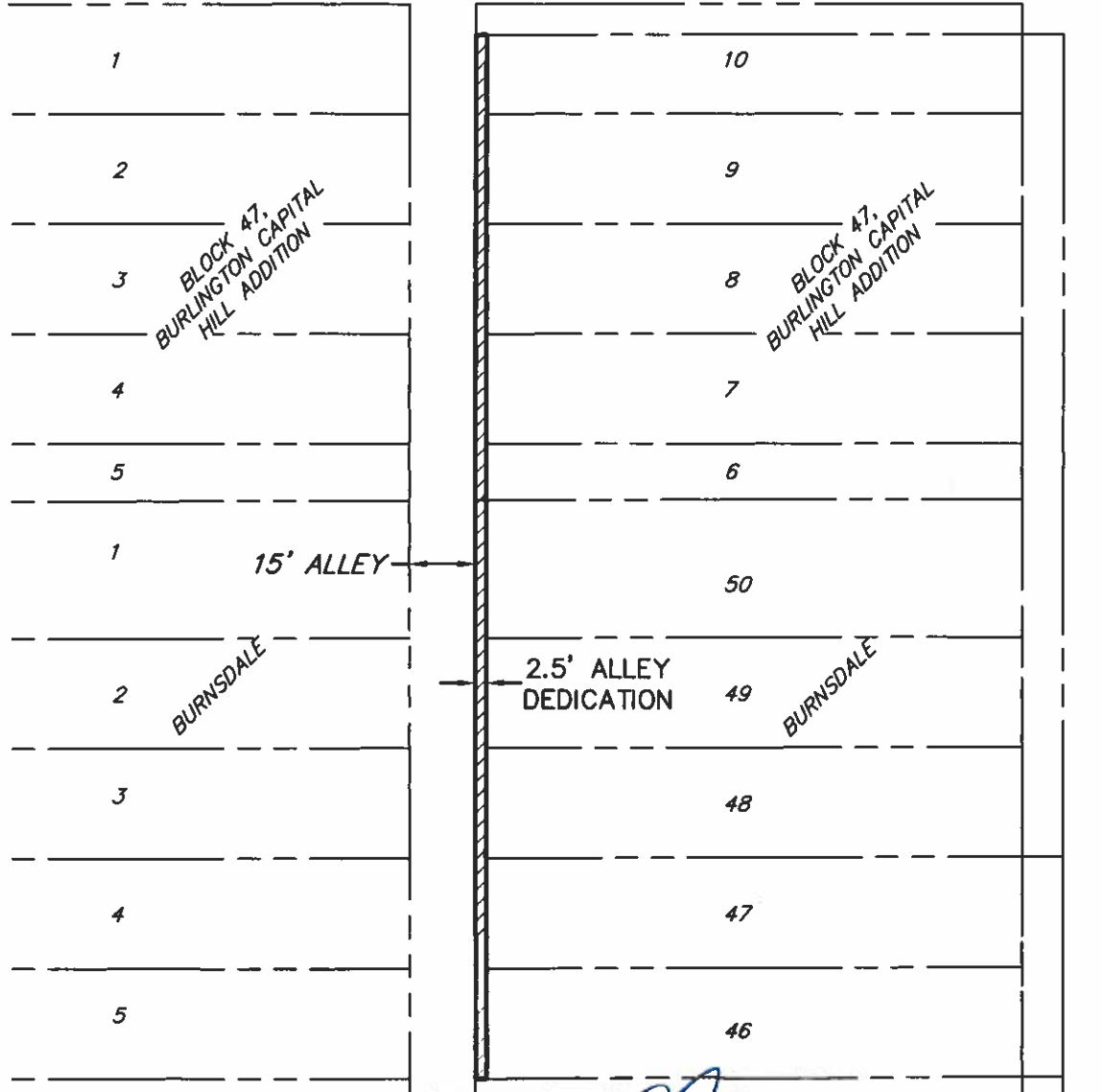
PREPARED BY SCOTT A. AREHART, PLS  
FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
LAKEWOOD, COLORADO 80215  
APRIL 04, 2019





EXHIBIT A  
ALLEY DEDICATION  
SHEET 1 OF 1

EAST ALAMEDA AVENUE



DRAWING LOCATION: G:\SCHLAGETER\17.0275-301 South Harrison Street\SURVEY\Exhibit\Exhibit.dwg



0 20 40  
 SCALE: 1"=40'  
 ALL DIMENSIONS ARE  
 U.S. SURVEY FEET



APRIL 04, 2019

**M** MARTIN/MARTIN  
 CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
 MAIN 303.431.6100 MARTINMARTIN.COM

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



After recording, return to:  
Division of Real Estate  
City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Denver, Colorado 80202

**SPECIAL WARRANTY DEED**

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WITNESSETH, that 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 are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on the attached Exhibit(s) hereto and incorporated herein ("Property");

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee, and its successors and assigns forever. Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under Grantor.

No separate bill of sale with respect to improvements on the Property will be executed.

Asset # 19-166

Project Description: 301 S. Hansen 2019-Deed - 000052



RIGHT-OF-WAY DEDICATION

LAND DESCRIPTION

THE NORTHERLY 13 FEET OF THE RIGHT-OF-WAY VACATION PER ORDINANCE 524 SERIES 1987  
RECORDED AT BOOK 127 PAGE 521, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP  
4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE  
OF COLORADO.

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PREPARED BY SCOTT A. AREHART, PLS  
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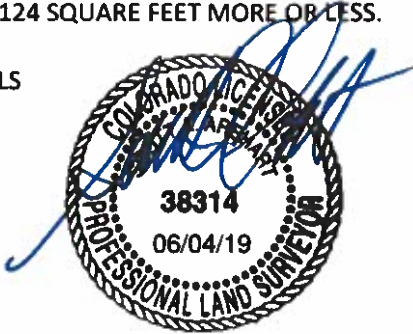
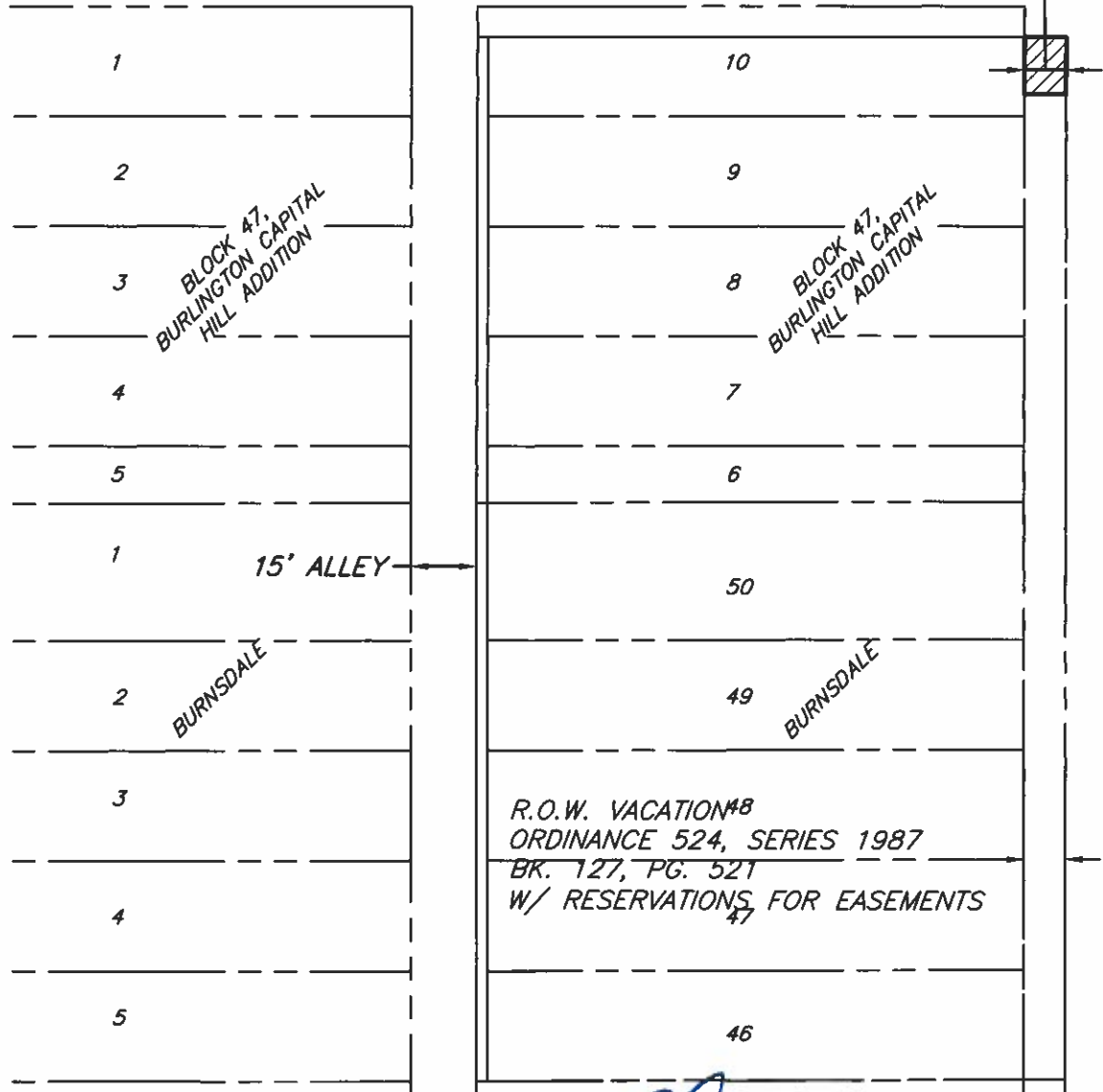


EXHIBIT A  
RIGHT-OF-WAY DEDICATION  
SHEET 1 OF 1

EAST ALAMEDA AVENUE

R.O.W. DEDICATION



SOUTH HARRISON STREET

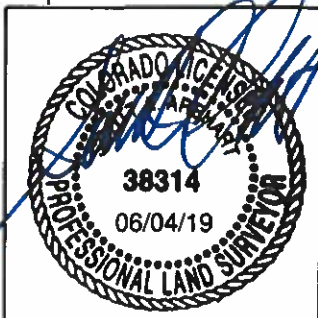
R.O.W. VACATION#8  
ORDINANCE 524, SERIES 1987  
BK. 127, PG. 521  
W/ RESERVATIONS FOR EASEMENTS  
47

JUNE 04, 2019

DRAWING LOCATION: G:\SCHLAGETER\17.0275-301 South Harrison Street\SURVEY\Exhibit\Exhibit.dwg



0 20 40  
SCALE: 1"=40'  
ALL DIMENSIONS ARE  
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