



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

FROM: Matt Bryner, P.E. Senior Engineering Manager
Right-of-Way Services

DATE: March 5, 2018

ROW #: 2017-Dedication-0000125 **SCHEDULE #:** 0232314005000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Public Alley.
Located at the alley bounded by W. 17th Ave., N. Hooker St., W. 18th Ave., and N. Grove 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 (**Hooker Street Townhomes**)

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 # (2017-Dedication-0000125-001) HERE.

A map of the area to be dedicated is attached.

MB/JS/BV

cc: Asset Management, Curtis Anthony
City Councilperson & Aides, Paul Lopez District # 3
Council Aide Adriana Lara
Council Aide Jesus Orrantia
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, Matt Bryner
Department of Law, Bradley Beck
Department of Law, Shaun Sullivan
Department of Law, Caroline Martin
Department of Law, Stan Lechman
Department of Law, Cynthia Devereaux
Public Works Survey, Jon Spirk
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2017-Dedication-0000125

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: March 5, 2018

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 alley bounded by W. 17th Ave., N. Hooker St., W. 18th Ave., and N. Grove 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 (Hooker Street Townhomes)

****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 bounded by W. 17th Ave., N. Hooker St., W. 18th Ave., and N. Grove St.
- d. **Affected Council District:** Paul Lopez Dist. #3
- 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: 2017-Dedication-0000125, Hooker Street Townhomes

Description of Proposed Project: Dedicate a parcel of land as 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

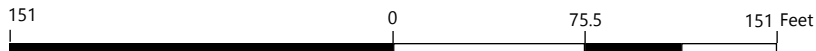
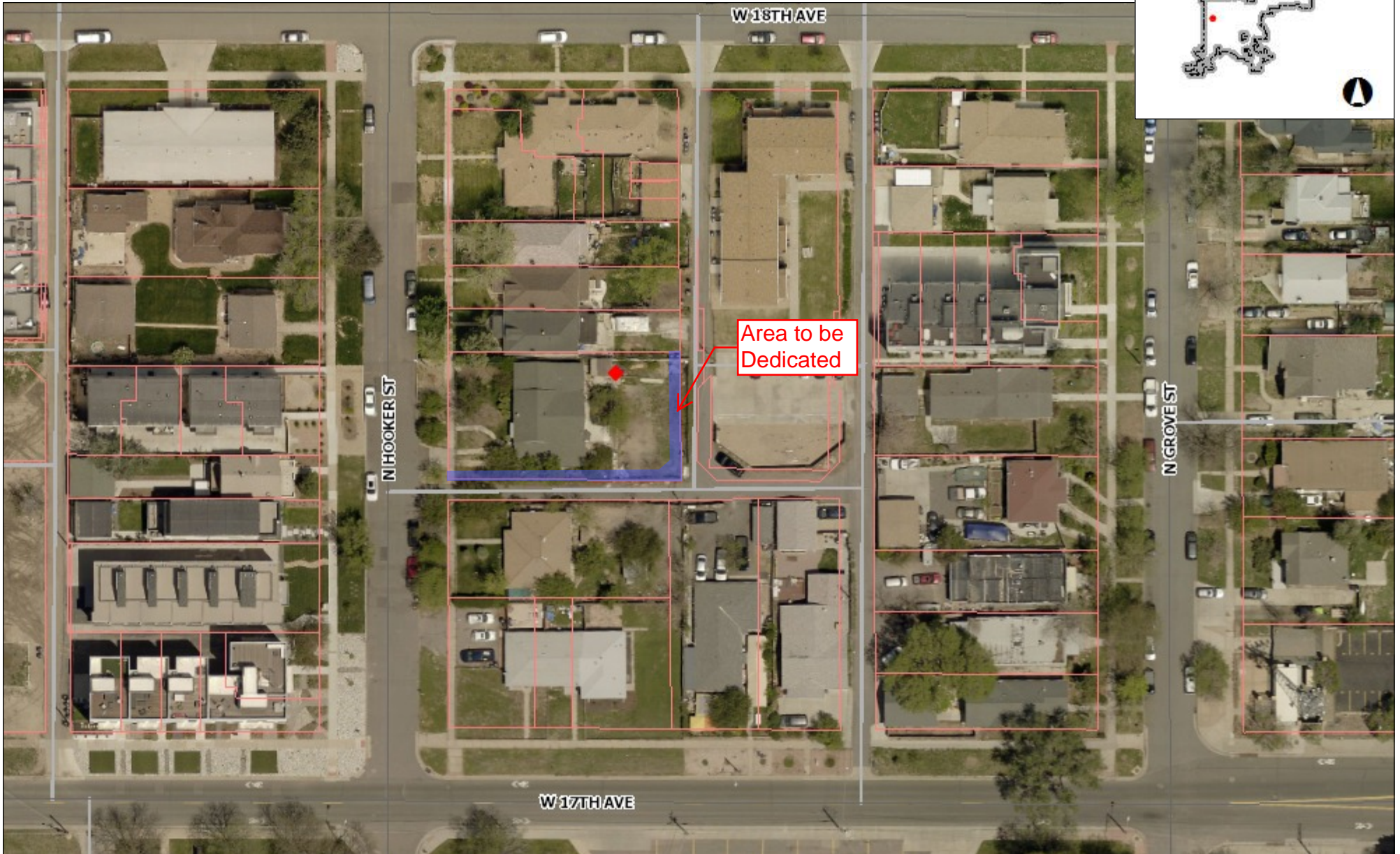
What is the known duration of an MEP: N/A

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, Hooker Street Townhomes



WGS_1984_Web_Mercator_Auxiliary_Sphere

© City and County of Denver

1: 1,181

0.0

Map Generated: 2/28/2018

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.

A parcel of land located in the Southwest $\frac{1}{4}$ of Section 32, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado:

The East 3.00 feet of Lots 24-26, South 3.00 feet of Lot 24, and the Southeast corner formed by a 20.00 foot by 20.00 foot triangle which is 3.00 feet west of the easterly line of Lot 24 and 3.00 feet north of the southerly line of Lot 24 of Lot 24, Block 14, Cheltenham Heights Resubdivision By Charles Gurley of Blocks 7, 14, 18, 20, 30, 36, more particularly described as follows:

Commencing at the found range point (L.S. #37969) found in the intersection of Hooker St. and W 18th Ave.

Thence $S12^{\circ}34'12''E$, a distance of 287.17 feet to the southwest corner of Lot 24, also being the Point of Beginning;

Thence $N00^{\circ}18'21''W$, a distance of 3.00 feet;

Thence $N89^{\circ}46'23''E$, a distance of 107.00 feet;

Thence $N44^{\circ}44'21''E$, a distance of 28.26 feet;

Thence $N00^{\circ}18'21''W$, a distance of 49.00 feet;

Thence $N89^{\circ}46'23''E$, a distance of 3.00 feet;

Thence $S00^{\circ}18'21''E$, a distance of 72.00 feet;

Thence $S89^{\circ}46'23''W$, a distance of 130.00 feet to the Point of Beginning.

Containing 798 Square Feet (0.018 \pm Acres) More or Less.



02/27/2018 02:47 PM
City & County of Denver

R \$0.00

WD

2018023731

Page: 1 of 4

D \$0.00

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 2ND day of FEBRUARY, 2018, by 1726 Hooker St, LLC, a Colorado limited liability company, whose address is 1726 Hooker St., Denver, CO 80204 ("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.

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

ATTEST:

1726 Hooker St, LLC, a Colorado Limited Liability Company

By: [Signature]

Name: Alan Alder

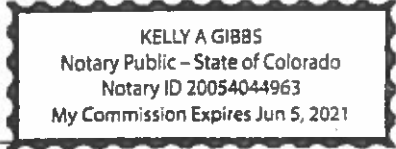
Its: Maria W. Alder

STATE OF Colorado)
COUNTY OF Denver) ss.

The foregoing instrument was acknowledged before me this 5 day of February, 2018
by Arrin Graber, as managing member of 1726 Hooker St, LLC, a Colorado
Limited Liability Company.

Witness my hand and official seal.

My commission expires: June 5, 2021



[Signature]
Notary Public

EXHIBIT A
PAGE 1 OF 2

Land Description:

A parcel of land located in the Southwest $\frac{1}{4}$ of Section 32, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado:

The East 3.00 feet of Lots 24-26, South 3.00 feet of Lot 24, and the Southeast corner formed by a 20.00 foot by 20.00 foot triangle which is 3.00 feet west of the easterly line of Lot 24 and 3.00 feet north of the southerly line of Lot 24 of Lot 24, Block 14, Cheltenham Heights Resubdivision By Charles Gurley of Blocks 7,14,18,20,30,36, more particularly described as follows:

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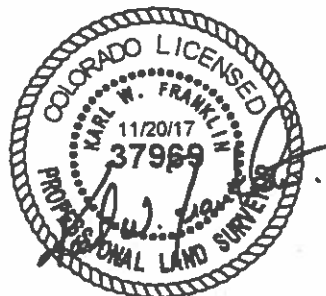
Thence N00°18'21"W, a distance of 3.00 feet;
Thence N89°46'23"E, a distance of 107.00 feet;
Thence N44°44'21"E, a distance of 28.26 feet;
Thence N00°18'21"W, a distance of 49.00 feet;
Thence N89°46'23"E, a distance of 3.00 feet;
Thence S00°18'21"E, a distance of 72.00 feet;
Thence S89°46'23"W, a distance of 130.00 feet to the Point of Beginning.

Containing 798 Square Feet (0.018 ± Acres) More or Less.

BASIS OF BEARINGS: BASIS OF BEARING USED FOR THIS SURVEY IS THE 19.0' RANGE LINE FOUND IN HOOKER ST. DEFINED BY THE MONUMENTS SHOWN HEREON WITH AN ASSUMED BEARING OF S00°18'21"E.

Prepared By:
Altitude Land Consultants, Inc
Karl W. Franklin, PE-PLS-EXW
Colorado PLS 37969

Date: 8/15/17
Job No. 17-084

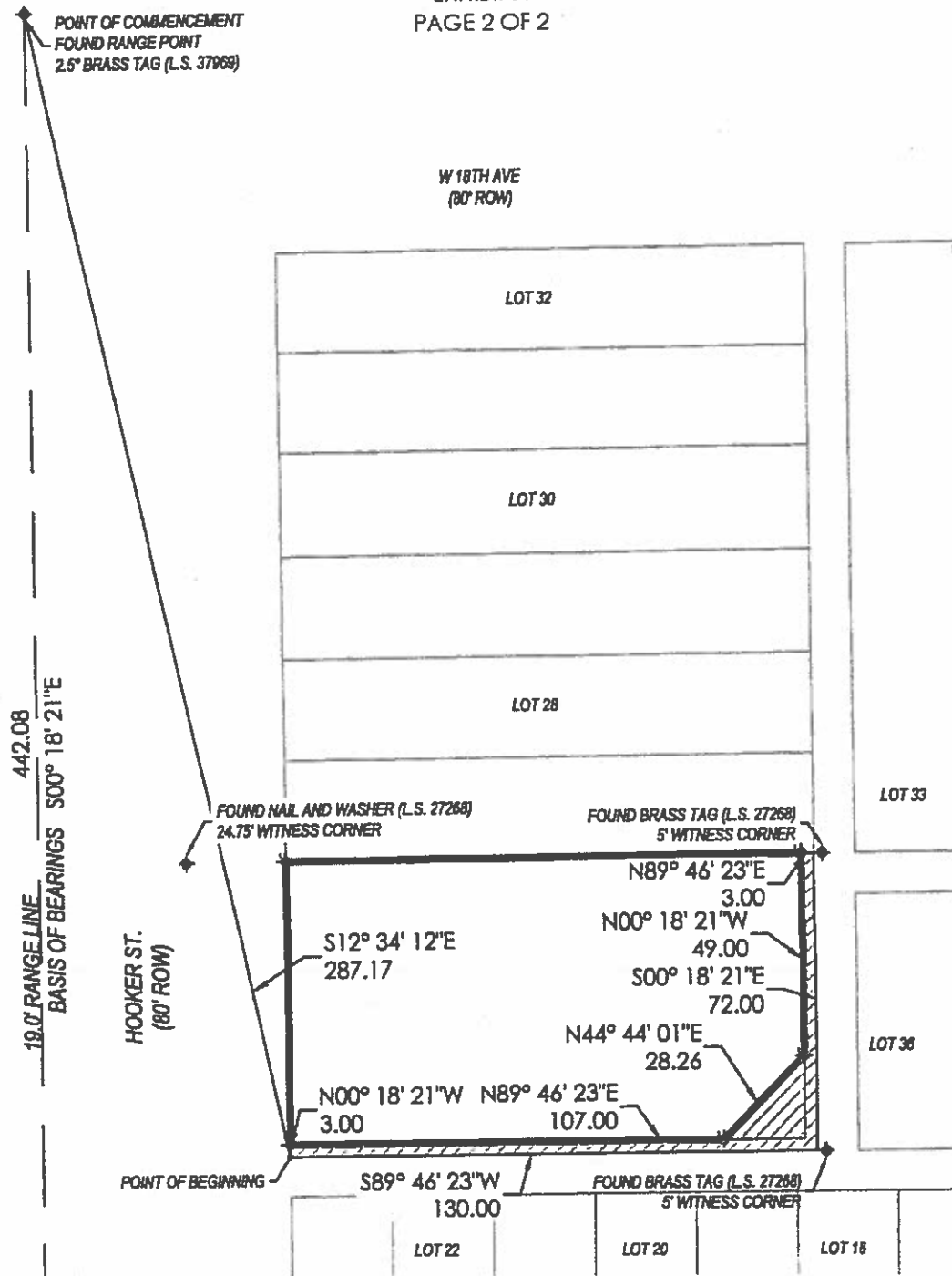


3461 Ringsby Court, Suite 125
Denver, CO 80216

201 East Las Animas, Suite 113
Colorado Springs, CO 80903

720.413.9691
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

EXHIBIT A
PAGE 2 OF 2



ALLEY DEDICATION



(IN FEET)
1 inch = 30 ft



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