



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Charlene Thompson, City Attorney's Office
FROM: Robert J. Duncanson P.E., Engineering Manager II
Right-of-Way Services
DATE: January 29, 2016
ROW #: 2015-Dedication-0000024 **SCHEDULE #:** 0630221015000 & 0630221021000
TITLE: This request is to dedicate a parcel of land as Public Right of Way as E. Evans Ave.
Located at the intersection of E. Evans and I-25.

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. Evans Ave. 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 (**Greenbox IV**)

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. Evans Ave. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2015-Dedication-0000024-001) HERE.

A map of the area to be dedicated is attached.

RD/JC/BLV

- cc: Asset Management, Steve Wirth
City Councilperson & Aides, Kendra Black District # 4
Council Aide Lori Grohskopf
City Council Staff, Shelley Smith
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, Charlene Thompson
Department of Law, Adam Hernandez
Department of Law, Angela Garcia
Public Works Survey, John Clarke
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2015-Dedication-0000024

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: January 29, 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 E. Evans Ave.
Located at the intersection of E. Evans and I-25.

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 E. Evans Ave. 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 (**Greenbox IV**)

***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. Evans Ave. and I-25
- d. **Affected Council District:** Dist. 4 Kendra Black
- 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: 2015-Dedication-0000024, Greenbox IV

Description of Proposed Project: Dedicate a parcel of public right of way as E. Evans Ave.

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

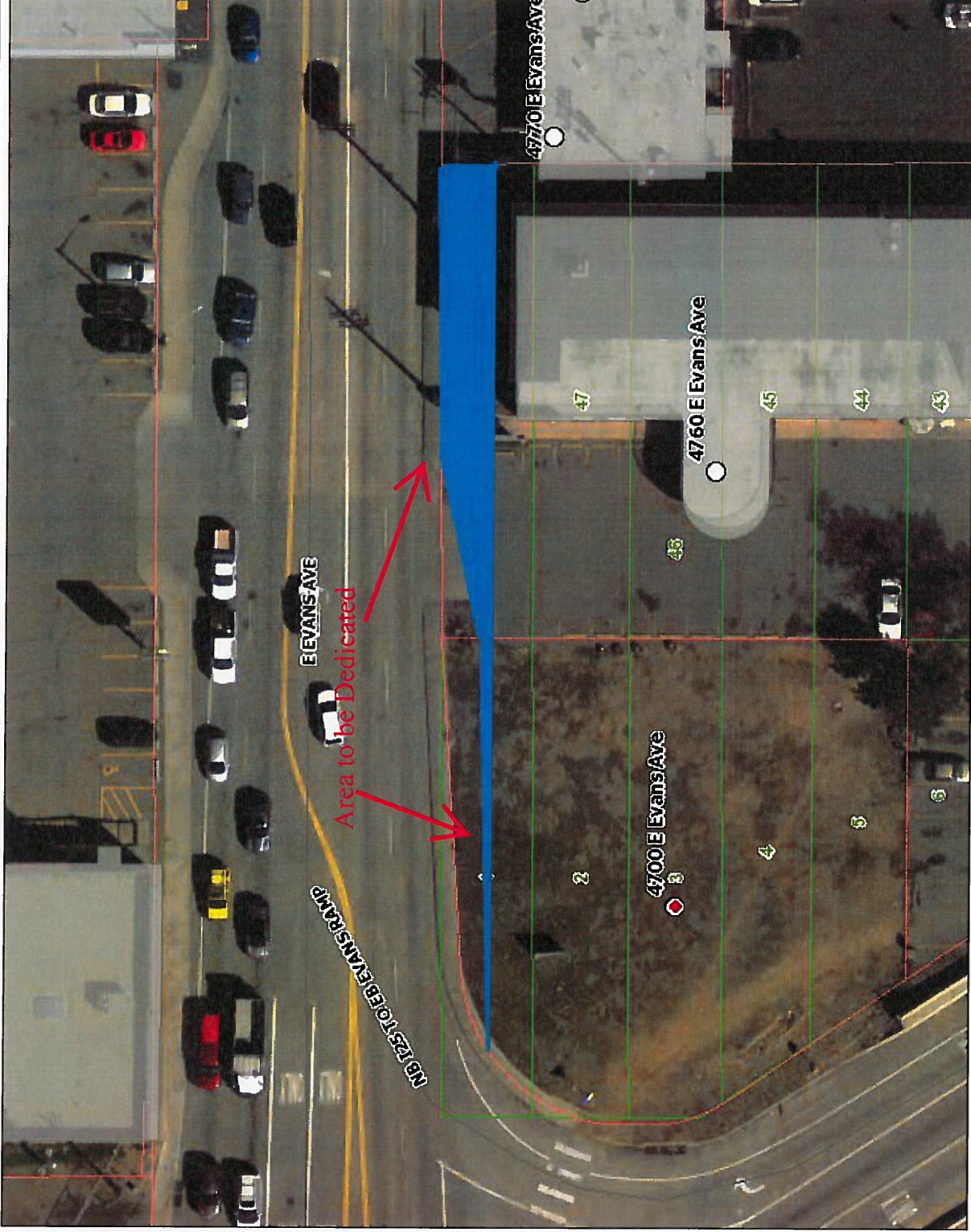
Will an easement relinquishment be submitted at a later date: N/A

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, Greenbox IV



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

E Evans and I-25



77 38.5 0 77 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1: 600

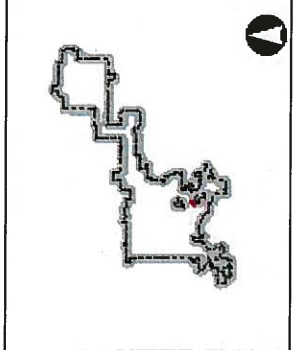
Map Generated 1/29/2016

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 (Gardeners)	— Irrigation Ditches	— Buildings	— 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	■ Mountain Parks	■ All Other Parks
-------------------------	--------------	--------	-------------	-----------	-----------	--	----------------------	-------------	-----------	----------	-------------	--------	--------	--------	----------	---------------------	---------	-----------	-------------------------	------------	-----------	-------------------------	---------	-------------------	-----------	---------------	---------	------------------	-------------------



A parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 26th day of January, 2016, at Reception Number 2016009788 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

A parcel of land located in a portion Lots 1 and 48, Block 8, Warren's University Heights being in the Northwest Quarter of Section 30, Township 4 South, Range 67 West of the 6th Principle Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 48;
THENCE S00°23'01"E along the Easterly line of said Lot 48, a distance of 11.75 feet;
THENCE S89°30'12"W, a distance of 91.97 feet;
THENCE S89°16'35"W, a distance of 24.80 feet;
THENCE S86°38'12"W and non-tangent with the following described curve, a distance of 100.59 feet;
THENCE along a southerly line of Interstate 25 Right-Of-Way and along a curve turning to the right with a radius of 42.25 feet, with an arc length of 9.14 feet, with a chord bearing of N80°10'57"E, with a chord length of 9.12 feet;
THENCE N85°42'44"E non-tangent with the previously described curve and continuing along a southerly line of Interstate 25 Right-Of-Way, a distance of 84.83 feet to the southerly most corner of land described at Reception Number 200106339;
THENCE N72°57'50"E along the southerly line of land described at Reception Number 2001063329, a distance of 34.54 feet;
THENCE N89°31'39"E along the northerly line of said Lot 48, a distance of 90.50 feet to the POINT OF BEGINNING.

Containing 1,447 square feet (0.033 acres), more or less.



01/26/2016 01:58 PM
City & County of Denver

R \$0.00

WD

2016009788

Page: 1 of 3

D \$0.00

WARRANTY DEED

THIS DEED, dated JANUARY 14, 2016 is between Greenbox IV, 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 ensconing 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.

Greenbox IV, LLC

By: [Signature]

Title: MANAGING MEMBER

STATE OF Colorado

COUNTY OF Denve

The foregoing instrument was acknowledged before me this day 14th of January, 2016 by Joshua Fine as Managing Member of Greenbox IV, LLC.

Witness my hand and official seal.
My commission expires:

[Signature]
Notary Public

JOSHUA FINE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104002594
MY COMMISSION EXPIRES FEBRUARY 01, 2018

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

Asset Mgmt #: 16-005

Approved: [Signature]
Date: 1-26-16

Project Description:
4700 S. EVANS
GREENBOX

CBM Surveys, Inc.

1418 South Addison Court
 Aurora, Colorado 80018
 Tel (720) 373-8376
 Fax (866) 395-6482

EXHIBIT A**PROPERTY DESCRIPTION**

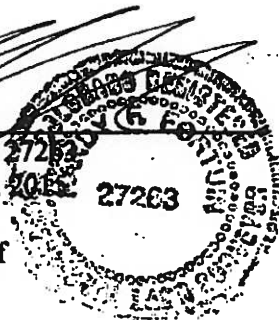
(4700 East Evans Ave.)

A parcel of land located in a portion Lots 1 and 48, Block 8, Warren's University Heights being in the Northwest Quarter of Section 30, Township 4 South, Range 67 West of the 6th Principle Meridian, City and County of Denver, State of Colorado, being more particularly described as follows.

BEGINNING at the Northeast corner of said Lot 48;
 THENCE S00°23'01"E along the Easterly line of said Lot 48, a distance of 11.75 feet;
 THENCE S89°30'12"W, a distance of 91.97 feet;
 THENCE S89°16'35"W, a distance of 24.80 feet;
 THENCE S86°38'12"W and non-tangent with the following described curve, a distance of 100.59 feet;
 THENCE along a southerly line of Interstate 25 Right-Of-Way and along a curve turning to the right with a radius of 42.25 feet, with an arc length of 9.14 feet, with a chord bearing of N80°10'57"E, with a chord length of 9.12 feet;
 THENCE N85°42'44"E non-tangent with the previously described curve and continuing along a southerly line of Interstate 25 Right-Of-Way, a distance of 84.83 feet to the southerly most corner of land described at Reception Number 200106339;
 THENCE N72°57'50"E along the southerly line of land described at Reception Number 2001063329, a distance of 34.54 feet;
 THENCE N89°31'39"E along the northerly line of said Lot 48, a distance of 90.50 feet to the POINT OF BEGINNING.

Containing 1,447 square feet (0.033 acres), more or less.

Randy Fortuin, PLS 27283
 Date: September 23, 2013
 Job No.: 1862
 For and on Behalf of
 CBM Surveys, Inc.

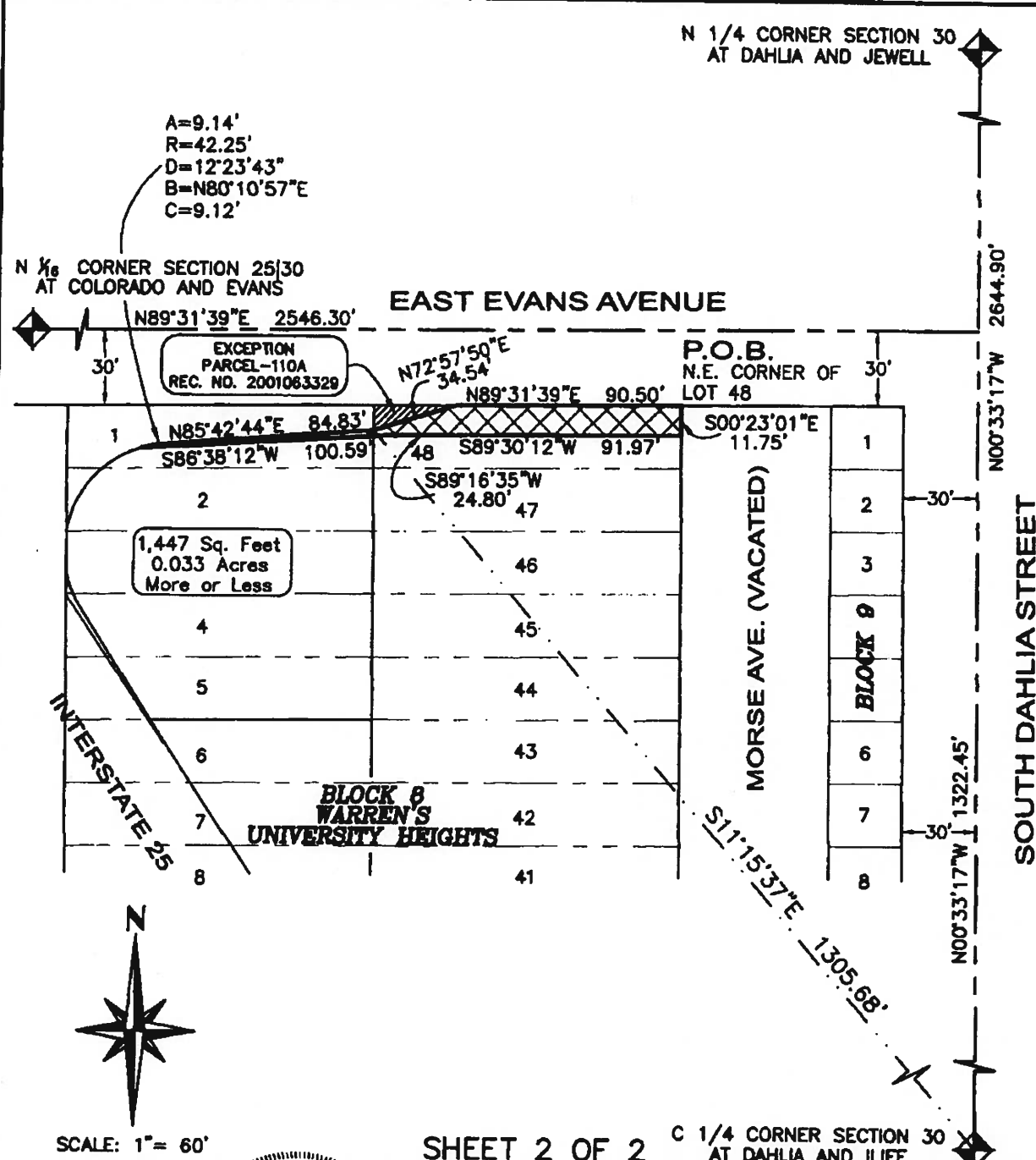


CBM SURVEYS, INC.
LAND SURVEYING SERVICES

1418 S. Addison Ct.
Aurora, CO 80018
720-373-8376

EXHIBIT A

THIS IS NOT A LAND SURVEY PLAT



SCALE: 1" = 60'

SHEET 2 OF 2

C 1/4 CORNER SECTION 30 AT DAHLIA AND ILIFF



COLORADO REGISTERED
 RANDY F. FORTUIN
 27263
 FREELANCE SURVEYOR
 September 23, 2015
 Randy Fortuin, P.S. 27263
 For and on Behalf of CBM SURVEYS, INC.

APPROX. PROPERTY DESCRIPTION:
 A portion of Lots 1 and 48,
 Block 8,
 Warren's University Heights
 County of Denver, State of Colorado
 N.W. 1/4 30-T4S-R67W

ADDRESS:
 4700 East Evans Ave.
 City of Denver
 DATE: Sept. 23, 2015
 DWG: 1862EASE1.DWG