



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: March 19, 2014

ROW #: 2013-0167-02 **SCHEDULE #:** Parcel #1 - 0232311015000 Parcel #2 - 0232311016000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Public Alley. Bounded by Grove St., Hooker St., W. 19th Ave. and W. 18th Ave.

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 (3120 W 19th Ave.)

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 # (2013-0167-02-001) HERE.

A map of the area to be dedicated is attached.

RD/JL/BLV

- cc: Asset Management, Steve Wirth
- City Councilperson & Aides, Shepard District # 1
- 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
- Public Works Survey, Ali Gulaid
- Public Works Survey, Paul Rogalla
- Owner: City and County of Denver
- Project file folder 2013-0167-02

ORDINANCE/RESOLUTION REQUEST

Please email requests to Nancy Kuhn 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: March 19, 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.)*

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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 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 (3120 W 19th)

****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:** Permanent
- c. **Location:** 18th & Hooker
- d. **Affected Council District:** Shepard Dist 1
- 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: 2013-0167-02 Dedication, 3120 W. 19th Ave.

Description of Proposed Project:Dedicate a parcel of public right of way as a **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 dedeed 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 dedeed 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, (3120 W. 19th)



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

Information to Complete Request for Dedication

DES/ROW #: 2013-0167 - 02

PROJECT NAME: 3120 W 19th Ave and 3101 W 18th Ave

DISTRICT/COUNCIL MEMBER: 1 - Susan Shepherd

STREET NAME (s): Public Alley

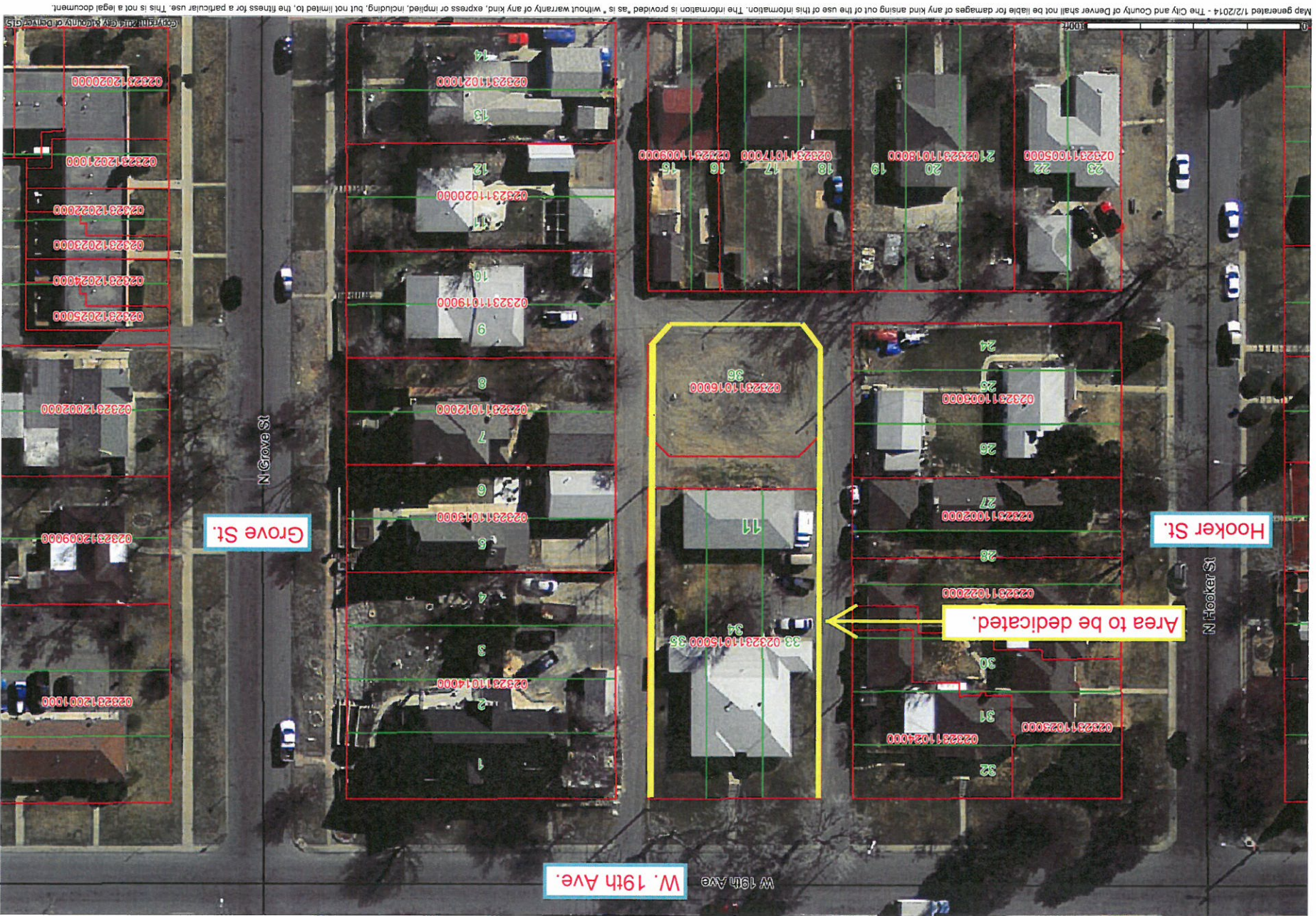
ADDRESS/INTERSECTION: Grove St., Hooker St., W. 19th Ave., W. 18th Ave.

TYPE OF DEED/DATE/RECEPTION#: Warranty Deed / Dec. 30th, 2013 / 2013182784

SCHEDULE #: 0232311015000 & 0232311016000

Other language as requested N/A

SURVEYOR: Ali Gulaid



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH OF DECEMBER 2013 BY RECEPTION NUMBER 2013182784 IN THE CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN LOTS 33, 35 AND 36, KITTREDGE'S RESUBDIVISION OF BLOCK 11, CHELTENHAM HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 33, KITTREDGE'S RESUBDIVISION OF BLOCK 11, CHELTENHAM HEIGHTS AND CONSIDERING THE NORTH LINE OF SAID KITTREDGE'S RESUBDIVISION OF BLOCK 11 TO BEAR N 90°00'00" E, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE S 00°02'06" E ALONG THE WEST LINE OF SAID LOT 33, VACATED ALLEY (ORDINANCE # 414-2013) AND LOT 36, A DISTANCE OF 212.09' FEET TO THE SOUTHWEST CORNER OF SAID LOT 36; THENCE S 45°05'53" E, 14.15'; THENCE S 89°59'41" E; 60.07 FEET; THENCE N 44°59'33" 14.14 FEET; THENCE N 00°01'13" W 212.09 FEET ALONG THE EAST LINE OF SAID LOT 36 TO THE NE CORNER OF LOT 35, THENCE N 90°00'00" W ALONG THE NORTH LINE OF LOT 35 1.00 FEET; THENCE S 00°01'13" E 202.09'; THENCE S 44°59'33" E 26.86 FEET; THENCE S 89°59'41" E 40.07 FEET; THENCE N 45°00'53" E 26.88 FEET; THENCE N 00°02'26"W 202.09 FEET TO THE NORTH LINE OF SAID LOT 33, THENCE N 90°00'00"E 1.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINS 803 SQUARE FEET MORE OR LESS
CITY & COUNTY OF DENVER, STATE OF COLORADO

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CITY & COUNTY OF DENVER, STATE OF COLORADO

EXHIBIT "A"

SHEET 1 OF 2

RIGHT-OF-WAY DEDICATION

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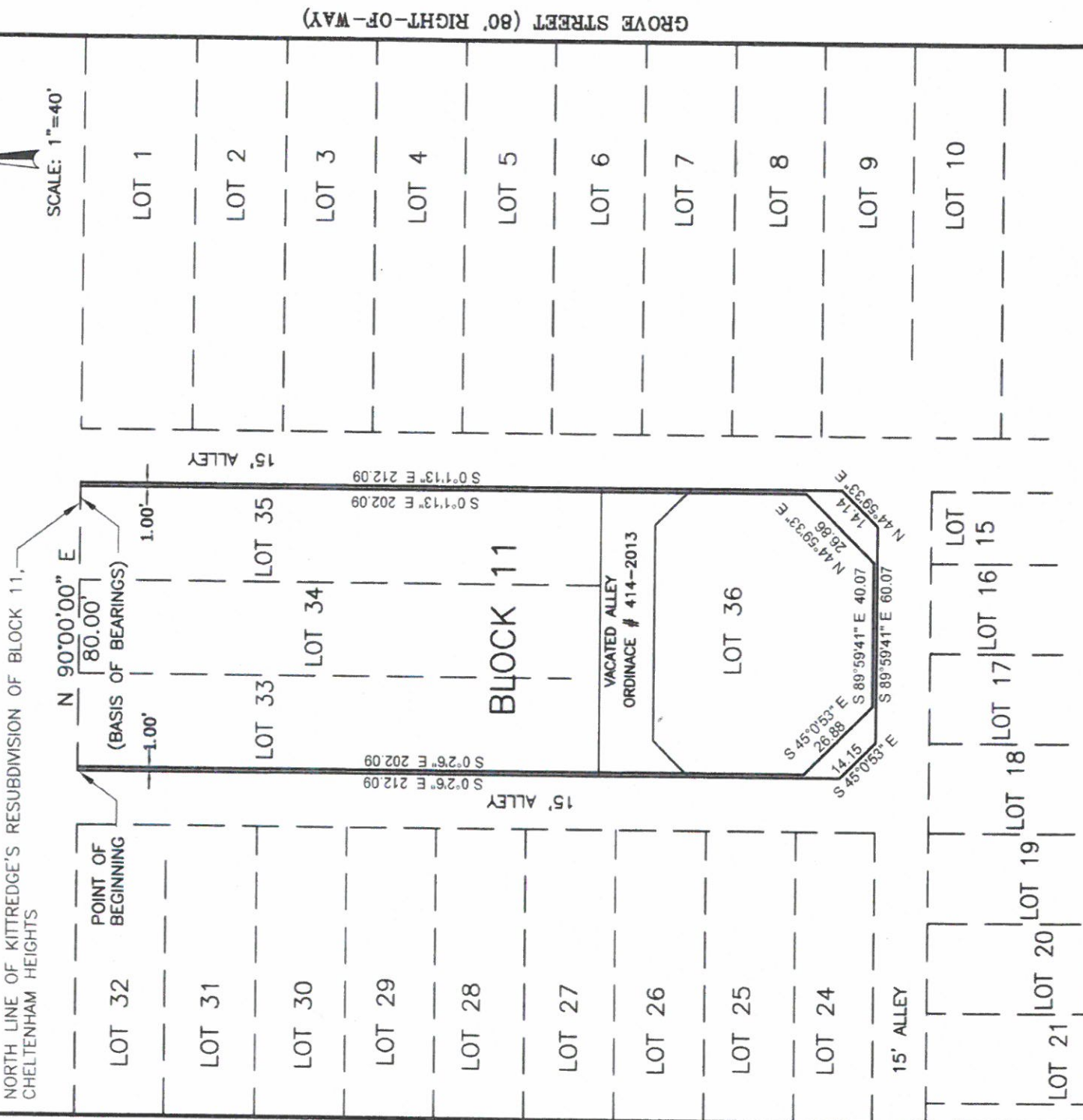
CONTAINS 803 SQUARE FEET MORE OR LESS
CITY & COUNTY OF DENVER, STATE OF COLORADO



EXHIBIT "A"

SHEET 2 OF 2

WEST 19TH AVENUE (80' RIGHT-OF-WAY)



GROVE STREET (80' RIGHT-OF-WAY)

PWSI LAND SURVEYORS 3545 S. PLATTE RIVER DR., UNIT M-3, SHERIDAN, CO. 80110
 (303) 904-1345



12/30/2013 01:54 PM

City & County of Denver

R \$0.00

WD

2013182784

Page: 1 of 3

D \$0.00

CITY & COUNTY OF DENVER
ASSET MANAGEMENT
201 W. CLIFAX AVE DEPT 1010
DENVER, CO 80202

WARRANTY DEED

Asset Mgmt # 13-163

THIS DEED, dated December 19, 2013, is between 3120 Developers, 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:

Asset Management Date: 12-30-13

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 sealing 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.

3120 Developers, LLC

By: [Signature]

Title: Principal

Project Description: 3120 W. Cliff Ave

Approved

STATE OF Colorado
COUNTY OF Denver

The foregoing instrument was acknowledged before me this day 19th of December, 2013 by Shawn Bookout as principal of 3120 Developers, LLC.

Witness my hand and official seal.
My commission expires: May 2 2016 [Signature] Notary Public

