



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: September 5, 2017

ROW #: 2017-Dedication-0000034 **SCHEDULE #:** 0505211026000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Public Alley. Located near the intersection of W. 14th Ave., and N. Knox Ct.

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 (**Knox Court Double D's**)

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-0000034-001) HERE.

A map of the area to be dedicated is attached.

MB/JS/BV

cc: Asset Management, Robert Koehler
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, Brent Eisen
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-0000034

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: September 5, 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 near the intersection of W. 14th Ave., and N. Knox Ct.

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 (**Knox Court Double D's**)

****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:** 1375 N. Knox Ct.
- 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-0000034, Knox Court Double D's

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

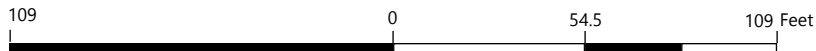
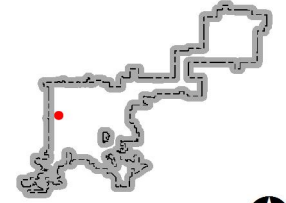
What is the known duration of an MEP: N/A

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, Knox Court Double D's.



WGS_1984_Web_Mercator_Auxiliary_Sphere

© City and County of Denver

1: 850

0.0

Map Generated: 8/23/2017

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.

Public Works Legal Description No. 2017-Dedication-0000034-001

A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 3rd day of May, 2017, at Reception No. 2017059379 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 of the Northwest 1/4 of Section 5, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The West 1.00 feet of Lots 41 to 43 and southerly 5' of Lot 44, Rank's Resubdivision of Block 14, Colfax Avenue Subdivision of Maple Grove, City and County of Denver.

Commencing at a found Brass Tag located within the adjacent alleyway located 4' offset from the southwesterly

subject property corner thence N89°58'28"E, 4.00' to the **POINT OF BEGINNING** also being the southwesterly corner of Lot 41;

Thence N00°07'53"E, 80.00' to a point along the westerly property line of Lot 44;

Thence N89°58'28"E, 1.00';

Thence S00°07'53"E, 80.00' to a point on the southerly property line of Lot 41;

Thence S89°58'28"W, 1.00' along the southerly property line of Lot 41 to the **POINT OF BEGINNING**;

Containing 79 Square Feet (0.002 Acres) More or Less.

Basis of Bearing Statement: The southerly line of Lot 41, Block 14, Colfax Avenue Subdivision of Maple Grove. The said line is assumed to bear S89°58'28"W.

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 26th day of April, 2017, by **FDG-Knox LLC**, a Colorado limited liability company, whose address is 1101 S Elizabeth Street, Denver, CO 80210 ("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 Exhibit A attached 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.

 2017059379
05/03/2017 02:28 PM R \$0.00 Page: 1 of 4
City & County of Denver WD D \$0.00

Asset Mgmt. # 16-295

Approved
Asset Management #
Date: 05/03/17

Project Description:
FDG-Knox LLC

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

ATTEST:

FDG-Knox LLC

By: [Signature]

a Colorado Limited Liability Company

STATE OF COLORADO)

) ss.

COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me this 26th day of April, 2017 by Jim Ferguson, as Partner of FDG-Knox LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: 1/13/18

[Signature]
Notary Public

KAREN J FOWLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064001478

MY COMMISSION EXPIRES **JANUARY 13, 2018**

Right-of-Way Dedication

Located in a Portion of the Northwest $\frac{1}{4}$ of Section 5, Township 4 South,
Range 68 West of the 6th P.M.,
City and County of Denver, State of Colorado

Page 1 of 2

Land Description:

A parcel of land located in a portion of the Northwest $\frac{1}{4}$ of Section 5, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The West 1.00 feet of Lots 41 to 43 and southerly 5' of Lot 44, Rank's Resubdivision of Block 14, Colfax Avenue Subdivision of Maple Grove, City and County of Denver.

Commencing at a found Brass Tag located within the adjacent alleyway located 4' offset from the southwesterly subject property corner thence N89°58'28"E, 4.00' to the **POINT OF BEGINNING** also being the southwesterly corner of Lot 41;

Thence N00°07'53"E, 80.00' to a point along the westerly property line of Lot 44;

Thence N89°58'28"E, 1.00';

Thence S00°07'53"E, 80.00' to a point on the southerly property line of Lot 41;

Thence S89°58'28"W, 1.00' along the southerly property line of Lot 41 to the **POINT OF BEGINNING**;

Containing 79 Square Feet (0.002 Acres) More or Less.

Basis of Bearing Statement: The southerly line of Lot 41, Block 14, Colfax Avenue Subdivision of Maple Grove. The said line is assumed to bear S89°58'28"W.



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

Date: 1/13/17
Job No. CE16-91

3461 Ringsby Ct, Suite 125
Denver, CO 80216

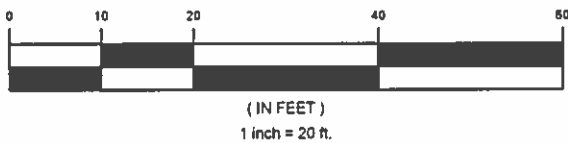
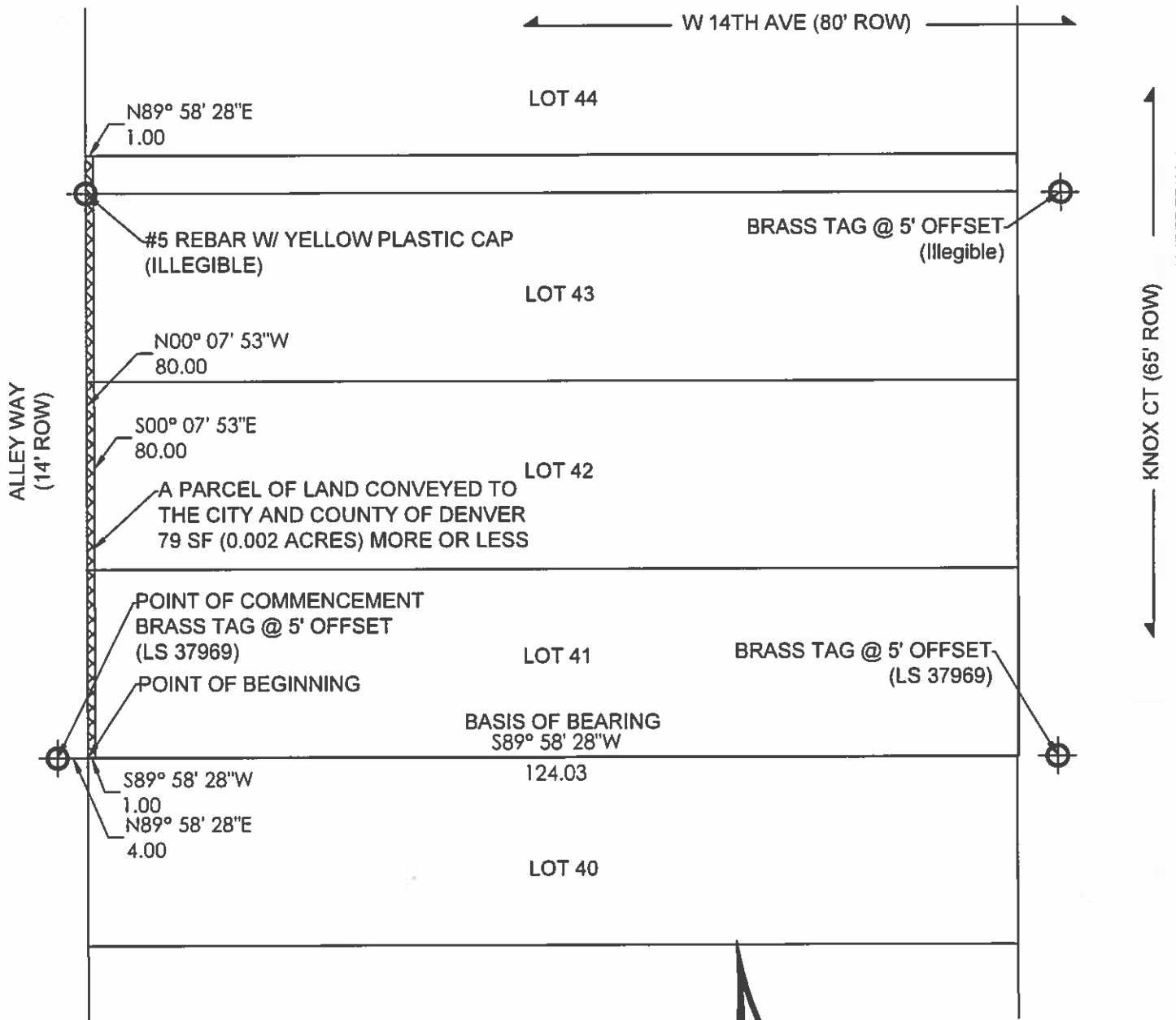
201 E. Las Animas, #113
Colorado Springs, CO 80903

info@altitudelandco.com
AltitudeLandCo.com

Right-of-Way Dedication

Located in a Portion of the Northwest $\frac{1}{4}$ of Section 5, Township 4 South,
Range 68 West of the 6th P.M.,
City and County of Denver, State of Colorado

Page 2 of 2



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY, IT IS INTENDED TO DEPICT ONLY

ALTITUDE
ENGINEERING

WWW.ALTITUDEENG.COM
p: 720.413.9691 e: info@altitudeeng.com

Date: 1/13/17
Job No.16-91



Legend:

 Prop. Alley Dedication

3461 Ringsby Ct, Suite 125
Denver, CO 80216

201 E. Las Animas, #113
Colorado Springs, CO 80903

info@altitudeandco.com
AltitudeLandCo.com