



## 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 14, 2014

**ROW #:** 2013-0090-05    **SCHEDULE #:** Adjacent to Parcels: 0228233025000, 0228233015000,  
0228233016000, 0228233017000, 0228233018000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as Tejon St.  
Located at the intersection of 33<sup>rd</sup> and Tejon.

**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 Tejon St. 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 (**Tejon Corner**)

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 Street name. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # ( 2013-0090-05-001) HERE.**

A map of the area to be dedicated is attached.

RD/AG/BLV

cc: Asset Management, Steve Wirth  
City Councilperson & Aides, Judy Montero District # 9  
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 2013-0090-05

**ORDINANCE/RESOLUTION REQUEST**

Please email requests to Nancy Kuhn at [Nancy.Kuhn@Denvergov.org](mailto: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 14, 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.)*

This request is to dedicate a parcel of land as Public Right of Way as Tejon St.  
Located at the intersection of 33rd and Tejon.

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](mailto: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](mailto: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 Tejon St. 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 (Tejon Corner)

**\*\*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:** 33<sup>rd</sup> and Tejon
- d. **Affected Council District:** District 9, Judy Montero
- 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: \_\_\_\_\_



## EXECUTIVE SUMMARY

**DENVER**  
THE MILE HIGH CITY

**Project Title:**2013-0090-05 Dedication Tejon Corner

**Description of Proposed Project:**Dedicate a parcel of public right of way as Tejon St.

**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, Tejon Corner

# 33rd & Tejon



PROPERTY DESCRIPTION:

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY & COUNTY OF DENVER, RECORDED ON JANUARY 07, 2014 BY RECEPTION NUMBER 2014001592 IN THE CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, STATE OF COLORADO.

THE EASTERLY 1 FOOT OF LOT 4, BLOCK 4, H WITTER'S NORTH DENVER ADDITION SITUATED IN THE NW  $\frac{1}{4}$  OF SECTION 28, T.3.S., R.68.W. OF THE SIXTH P.M. CITY & COUNTY OF DENVER, STATE OF COLORADO, CONTAINING AN AREA OF 187 SQUARE FEET, MORE OR LESS.

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**"DESCRIPTION"**  
**RIGHT-OF-WAY ACQUISITION**  
**OF A PORTION OF**  
**H WITTER'S NORTH DENVER ADDITION**  
**SITUATE**

PROJECT NO. 2013-0090  
PROPERTY DESCRIPTION NO. 2013-0090-02-001

IN THE NW1/4 OF SECTION 28, T.3.S., R.68.W. OF THE SIXTH P.M.,  
CITY & COUNTY OF DENVER, STATE OF COLORADO

**PROPERTY DESCRIPTION:**

THE EASTERLY 1 FOOT OF LOT 4, BLOCK 4, H WITTER'S NORTH DENVER ADDITION SITUATE IN THE NW1/4 OF SECTION 28, T.3.S., R.68.W. OF THE SIXTH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO, CONTAINING AN AREA OF 187 SQUARE FEET, MORE OR LESS.

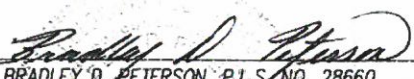
**NOTES:**

RECORD INFORMATION: THE FORE STATED DESCRIPTION IS BASED UPON AN ALTA/ASCM LAND TITLE SURVEY PERFORMED ON SUBJECT PROPERTY BY TRISTATE SURVEYING, INC., DATES OF SURVEY; 22 DECEMBER, 2010 & 08 MARCH & 18 SEPTEMBER, 2013.

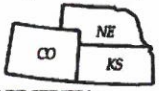

BASIS OF BEARINGS: AN ASSUMED BEARING OF N89°59'46"E FOR THE RANGE LINE 46 FEET NORTH OF THE NORTH LINE OF SUBJECT PROPERTY, BEING MONUMENTED ON THE WEST END BY CHISELED CROSSES PER THE RECORDS OF THE CITY & COUNTY OF DENVER & ON THE EAST END BY A STONE WITH A CHISELED "+" IN A MONUMENT WELL AS A RANGE POINT.

SURVEYOR'S STATEMENT:

I, BRADLEY D. PETERSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS DESCRIPTION AND THE SURVEY OF RECORD ON WHICH IT IS BASED WERE GENERATED BY ME AND ARE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION.

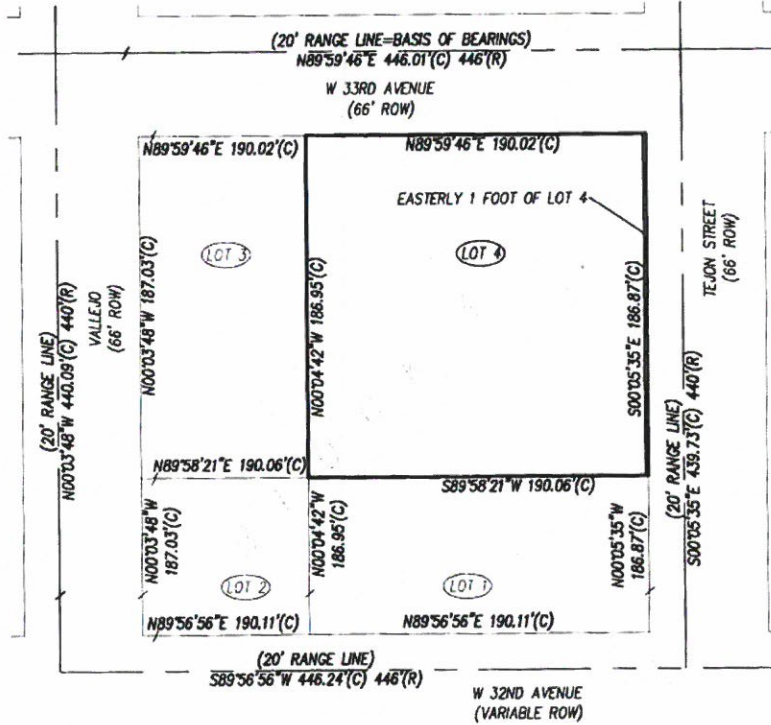
  
BRADLEY D. PETERSON, P.L.S. NO. 28660  
FOR & ON BEHALF OF TRISTATE SURVEYING, INC.  
28660  
06 Nov 13  
DATE

NOTICE 13-80-105(3)(a): ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

<b>TriState Surveying, Inc.</b> Bradley D. Peterson, PLS	
	
7371 S. DELAWARE STREET      PH: 303-995-9072 LITTLETON, CO 80120      FX: 303-703-3830 brad@tristatesurveying.com	
DRAWN BY: BDP	DATE: 06 NOV 13
CHECKED BY: 	DRAWING NO.: 201063_DESC
JOB NO.: 201063	SHEET 2 of 2

"EXHIBIT"  
 RIGHT-OF-WAY ACQUISITION  
 OF A PORTION OF  
 H WITTER'S NORTH DENVER ADDITION  
 SITUATE  
 IN THE NW1/4 OF SECTION 28, T.3.S., R.68.W. OF THE SIXTH P.M.,  
 CITY & COUNTY OF DENVER, STATE OF COLORADO

PROJECT NO. 2013-0090  
 PROPERTY DESCRIPTION NO. 2013-0090-02-001



SCALE: 1"=100'

**NOTES:**

**RECORD INFORMATION:** THE EXHIBIT AS SHOWN HEREON IS BASED UPON AN ALTA/ASCM LAND TITLE SURVEY PERFORMED ON SUBJECT PROPERTY BY TRISTATE SURVEYING, INC., DATES OF SURVEY; 22 DECEMBER, 2010 & 08 MARCH & 18 SEPTEMBER, 2013.

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*Bradley D. Peterson*  
 BRADLEY D. PETERSON, P.L.S., NO. 28660  
 FOR & ON BEHALF OF TRISTATE SURVEYING, INC.

25680  
 06 Nov 13  
 DATE  
 PROFESSIONAL LAND SURVEYOR

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**TriState Surveying, Inc.**  
 Bradley D. Peterson, PLS

CO  
 NE  
 KS

7371 S. DELAWARE STREET      PH: 303-995-9072  
 LITTLETON, CO 80120      FX: 303-703-3830  
 brad@tristatesurveying.com

DRAWN BY: BDP	DATE: 06 NOV 13
CHECKED BY: <i>WT</i>	DRAWING NO.: 201063_EXH
JOB NO.: 201063	SHEET 1 OF 2



01/07/2014 09:06 AM  
City & County of Denver

R \$0.00  
WD

2014001592

Page: 1 of 3

D \$0.00

**WARRANTY DEED**

THIS DEED, dated January 2<sup>ND</sup>, 2014, is between Tejon Corner, 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 ensembling 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.

Tejon Corner, LLC  
By: [Signature]

Title: MANAGER

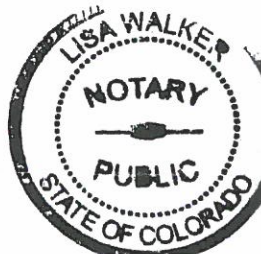
STATE OF Colorado  
COUNTY OF Denver

The foregoing instrument was acknowledged before me this day 2 of January, 2014 by Cris Longero as MANAGER of Tejon Corner, LLC.

Witness my hand and official seal.  
My commission expires:

[Signature]  
Notary Public

**My Commission Expires March 6, 2016**



Asset Mgmt. 1/14/14  
Asset Management  
Date: 1/7/14  
Approved: [Signature]