



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

FROM: Matt Bryner, Director Engineer-Architect
Right-of-Way Services

DATE: November 22nd, 2019

ROW #: 2019-DEDICATION-0000007 **SCHEDULE #:** Adjoining parcel 0227803011000

TITLE: This request is to dedicate a parcel of land as Public Right-of-Way as N Huron St, located on N Huron St, about 315 feet north of W 29th 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 N Huron St. This parcel(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, "3000 Huron Street."

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 N Huron St. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2019-DEDICATION-0000007-001) HERE.

A map of the area to be dedicated is attached.

MB/JS/RL

cc: Dept. of Real Estate, Katherine Rinehart
City Councilperson, Candi CdeBaca District # 9
Councilperson Aide, Lisa Calderon
Councilperson Aide, Liz Stalnaker
City Council Staff, Zach Rothmier
Environmental Services, David Erickson
Public Works, Manager's Office, Alba Castro
Public Works, Manager's Office, Jason Gallardo
Public Works, Right-of-Way Engineering Services, Matt Bryner
Department of Law, Maureen McGuire
Department of Law, Martin Plate
Department of Law, Deanne Durfee
Department of Law, Caroline Martin
Department of Law, Stan Lechman
Public Works Survey, Jon Spirk
Public Works Survey, Paul Rogalla
Public Works Ordinance
Owner: City and County of Denver
Project file folder 2019-DEDICATION-0000007

ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo
at jason.gallardo@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: November 22nd, 2019

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: This request is to dedicate a parcel of land as Public Right of Way as N Huron St, located at the intersection of W 29th Ave and N Huron St.

3. Requesting Agency: Public Works, Right-of-Way Services
Agency Division: Survey

4. Contact Person: *(With actual knowledge of proposed ordinance/resolution.)*

- **Name:** Rebecca Long
- **Phone:** 720-913-4518
- **Email:** Rebecca.Long@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:** Jason Gallardo
- **Phone:** 720-865-8713
- **Email:** Jason.gallardo@denvergov.org

6. General description/background of proposed resolution 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 N Huron St. This parcel(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, "3000 Huron Street."

****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:** N Huron St and W 29th Ave
- d. **Affected Council District:** Candi CdeBaca Dist. #9
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):**

7. Is there any controversy surrounding this resolution? *(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: 2019-DEDICATION-0000007

Description of Proposed Project: Dedication of a parcel of land as Public Right-of-Way as N Huron 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 be dedicated as Public Right-of-Way.

Has a Temp MEP been issued, and if so, what work is underway: N/A

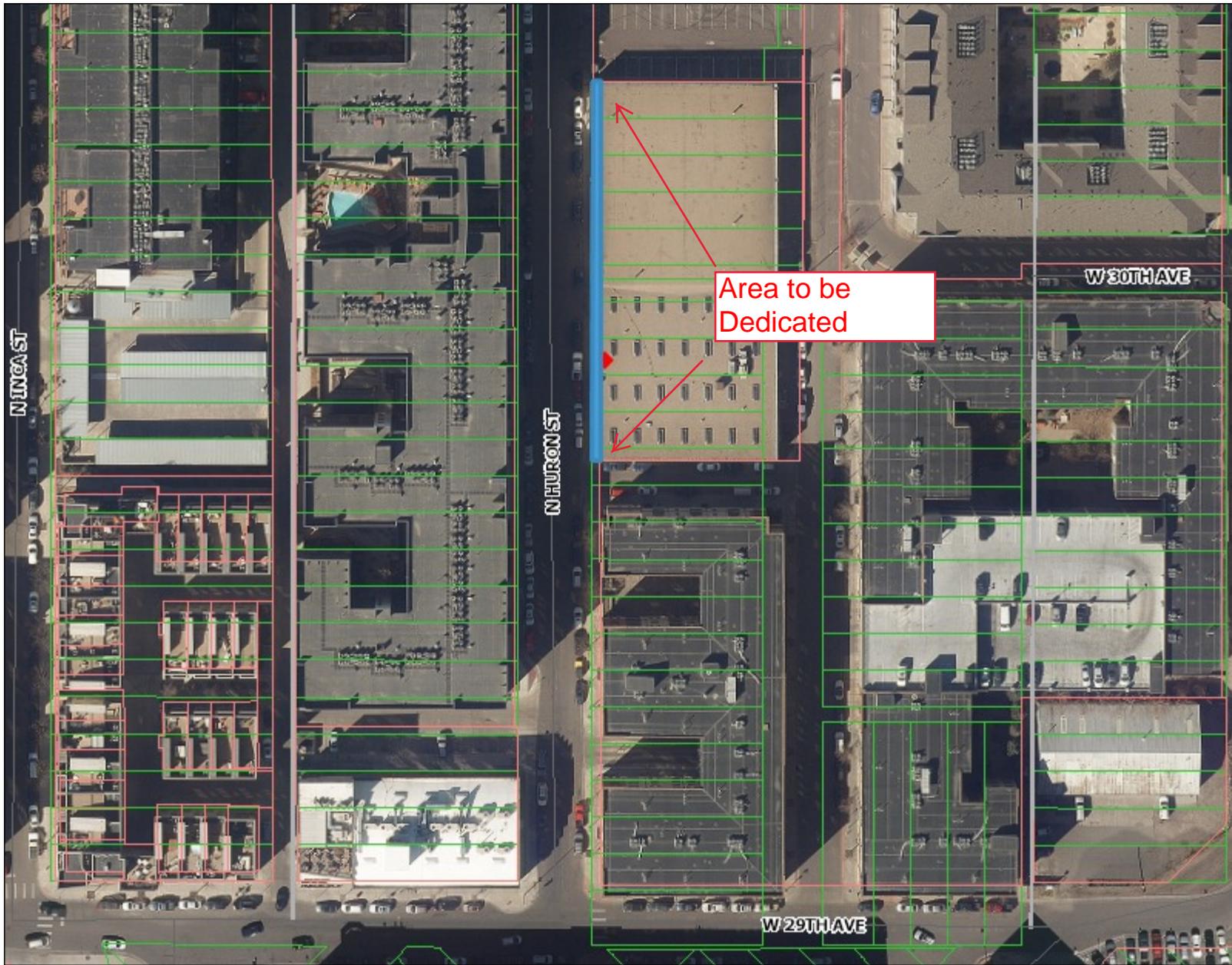
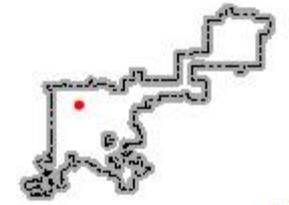
What is the known duration of an MEP: N/A

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

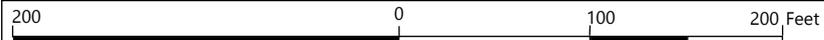
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Right-of-Way, as part of a development project called 3000 N Huron St.



Legend

- ▲ Well Restrictions
- Barrier Restrictions
- Area Restrictions
 - Liner
 - Sheet Pile Wall Area
- Streams
- 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
 - All Other Parks; Linear
 - Mountain Parks



A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 7TH DAY OF OCTOBER 2019, AT RECEPTION NO. 2019138433 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN DESCRIBED AS:

A PARCEL OF LAND BEING A PORTION OF LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 1, HOYT AND ROBINSON'S ANNEX, TOGETHER WITH A PORTION OF LOTS 1 THROUGH 5, COLLINS ADDITION TO DENVER, AND A PORTION OF CACTUS LANE VACATED BY ORDINANCE NO. 15 SERIES OF 1946, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6, BLOCK 1, HOYT AND ROBINSON'S ANNEX; THENCE NORTH 89°43'50" EAST ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 4.57 FEET; THENCE SOUTH 00°24'36" EAST, A DISTANCE OF 257.71 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN ORDINANCE NO. 134 SERIES OF 2002 AND ORDINANCE NO. 86 SERIES OF 2005; THENCE SOUTH 89°44'11" WEST ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 5.31 FEET TO A POINT ON THE WEST BLOCK LINE OF COLLINS ADDITION TO DENVER; THENCE NORTH 00°14'44" WEST ALONG THE WEST BLOCK LINE OF COLLINS ADDITION TO DENVER AND BLOCK 1 HOYT AND ROBINSON'S ANNEX, A DISTANCE OF 257.71 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,273 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., ASSUMED TO BEAR SOUTH 00°14'44" EAST.

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 30th day of September, 2019, by **CA RESIDENTIAL 2980 HURON PROPERTY OWNER, LLC**, a Delaware limited liability company, whose address is 130 E. Randolph Street, Suite 2100, Chicago, IL 60601, United States ("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.

Assess Mgmt. #: 19-133
Project Description: 2019-Dedication-0000007

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

ATTEST:

CA RESIDENTIAL 2980 HURON PROPERTY OWNER, LLC, a Delaware Limited Liability Company

By: [Signature]

Name: Jim Reiland

Its: Authorized Signatory

STATE OF IL)
) ss.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 30th day of September, 2019 by Jim Reiland, as Authorized signatory of **CA RESIDENTIAL 2980 HURON PROPERTY OWNER, LLC** a Delaware Limited Liability Company.

Witness my hand and official seal.

My commission expires: 2/19/23

[Signature]

Notary Public

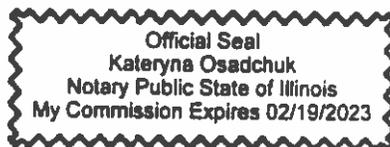


EXHIBIT A
Sheet 1 of 2
Land Description

APARCEL OF LAND BEING A PORTION OF LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 1, HOYT AND ROBINSON'S ANNEX, TOGETHER WITH A PORTION OF LOTS 1 THROUGH 5, COLLINS ADDITION TO DENVER, AND A PORTION OF CACTUS LANE VACATED BY ORDINANCE NO. 15 SERIES OF 1946, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6, BLOCK 1, HOYT AND ROBINSON'S ANNEX;

THENCE NORTH 89°43'50" EAST ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 4.57 FEET;
THENCE SOUTH 00°24'36" EAST, A DISTANCE OF 257.71 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN ORDINANCE NO. 134 SEIRES OF 2002 AND ORDINANCE NO. 86 SERIES OF 2005;
THENCE SOUTH 89°44'11" WEST ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 5.31 FEET TO A POINT ON THE WEST BLOCK LINE OF COLLINS ADDITION TO DENVER;
THENCE NORTH 00°14'44" WEST ALONG THE WEST BLOCK LINE OF COLLINS ADDTION TO DENVER AND BLOCK 1 HOYT AND ROBINSON'S ANNEX, A DISTANCE OF 257.71 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,273 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., ASSUMED TO BEAR SOUTH 00°14'44" EAST.

PREPARED BY:
AARON MURPHY, PLS 38162

FOR AND ON BEHALF OF:
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
303-623-6300



