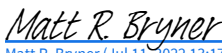


REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Ivone Avila-Ponce, City Attorney’s Office

FROM: Matt R. Bryner, P.E., Director, Right-of-Way Services 
Matt R. Bryner (Jul 11, 2022 13:17 MDT)

DATE: July 11, 2022

ROW #: 2022-DEDICATION-0000012 **SCHEDULE #:** 0630215011000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as S. Colorado Blvd., located at the intersection of S. Colorado Blvd. and E. Iliff 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 S. Colorado Blvd. 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, “2290 S Colorado Blvd – American Family Care.”

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 as S. Colorado Blvd. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2022-DEDICATION-0000012-001) HERE.

A map of the area to be dedicated is attached.

MB/TB/LRA

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Kendra Black District # 4
Councilperson Aide Kathy Gile
City Council Staff, Zach Rothmier
Environmental Services, Andrew Ross
DOTI, Manager’s Office, Alba Castro
DOTI, Manager’s Office, Jason Gallardo
DOTI, Director, Right-of-Way Engineering Services, Matt Bryner
Department of Law, Johna Varty
Department of Law, Martin Plate
Department of Law, Deanne Durfee
Department of Law, Ivone Avila-Ponce
Department of Law, Uyen Tran
Department of Law, Stefanie Raph
DOTI Survey, Thomas Breitnauer
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2022-DEDICATION-0000012

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: July 11, 2022

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 City-owned parcel of land as Public Right-of-Way as S. Colorado Blvd., located at the intersection of S. Colorado Blvd. and E. Iliff Ave.

3. Requesting Agency: DOTI, Right-of-Way Services
Agency Section: Survey

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

- **Name:** Lisa R. Ayala
- **Phone:** 720-641-4842
- **Email:** lisa.ayala@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:** 720-865-8723
- **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 S. Colorado Blvd. 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, "2290 S Colorado Blvd – American Family Care."

****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:** S. Colorado Blvd. and E. Iliff Ave.
- d. **Affected Council District:** Kendra Black District # 4
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):** N/A

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: _____

EXECUTIVE SUMMARY

Project Title: 2022-DEDICATION-0000012

Description of Proposed Project: Dedication of a parcel of land as Public Right-of-Way as S. Colorado Blvd.

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 S. Colorado Blvd.

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

What is the known duration of a 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 S. Colorado Blvd, as part of a development project called, "2290 S Colorado Blvd – American Family Care."



Street parcel to be dedicated

Legend

- ▲ Well Restrictions
- Barrier Restrictions
- Area Restrictions
 - Liner
 - Sheet Pile Wall Area
- Streams
- Irrigation Ditches Reconstruct (Gardeners)
- Irrigation Ditches
- 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



PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000012-001

LAND DESCRIPTION – STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 17TH DAY OF MAY, 2022, AT RECEPTION NUMBER 2022066804 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PART OF LOTS 20 THROUGH 24, BLOCK 101, WARREN'S UNIVERSITY HEIGHTS SECOND FILING, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED OCTOBER 11, 2019 AT RECEPTION NUMBER 2019141285 DENVER COUNTY CLERK AND RECORDER'S OFFICE AND SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 13.0 FEET OF THE SOUTH 10 FEET OF SAID LOT 20 AND THE WEST 13.0 FEET OF SAID LOTS 21 THROUGH 24, BLOCK 101, WARREN'S UNIVERSITY HEIGHTS SECOND FILING.

PARCEL CONTAINS (1.442 SQUARE FEET) 0.0331 ACRES, MORE OR LESS.



05/17/2022 04:11 PM
City & County of Denver

R \$0.00

WD

2022066804

Page: 1 of 4

D \$0.00

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: 2022-Dedication-0000012
Asset Mgmt No.: 22-108

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 17 day of May, 2022, by **KERMAN INVESTMENTS, LLC**, a Colorado limited liability company whose address is 3800 Irving St., Ste. 10, Denver, CO 80211, 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.

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

ATTEST:

KERMAN INVESTMENTS, LLC
a Colorado limited liability

By: 

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 17th day of May, 2022
by Darius Herman, as managing member of Kerman Investments, LLC,
a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 02/26/23

JANETH GUERRERO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154001822
MY COMMISSION EXPIRES 02/26/2023

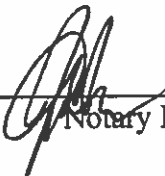

Notary Public

EXHIBIT "A"

Page 1 of 2

Land Description:

A parcel of land being a part of Lots 20 through 24, Block 101, Warren's University Heights Second Filing, as described in Special Warranty Deed recorded October 11, 2019 at Reception Number 2019141285 Denver County Clerk and Recorder's Office and situated in the Northwest One-Quarter of Section 30, Township 4 South, Range 67 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The West 13.0 feet of the South 10 feet of said Lot 20 and the West 13.0 feet of said Lots 21 through 24, Block 101, Warren's University Heights Second Filing.

Parcel Contains (1,442 Square Feet) 0.0331 Acres, more or less.

Date Prepared: November 9, 2021
Date of Last Revision: March 30, 2022
Prepared By: Charles N. Beckstrom, PLS No. 33202
For and on behalf of
Engineering Service Company
14190 East Evans Avenue
Aurora, Colorado 80014
Phone: 303-337-1393



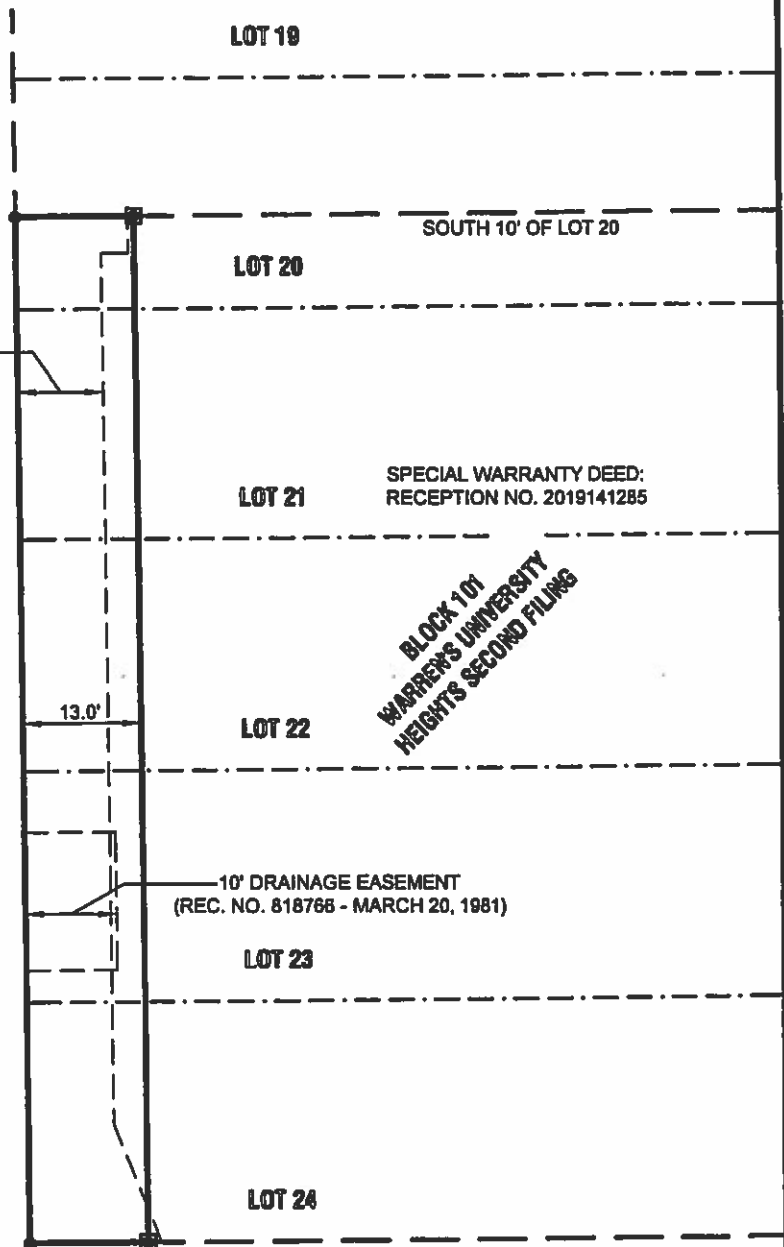
EXHIBIT "A"

Page 2 of 2



PERMANENT
SIDEWALK EASEMENT
(REC. NO. 2001037808)

SOUTH COLORADO BOULEVARD
(PUBLIC R.O.W. VARIES)



EAST ILIFF AVENUE
(60' PUBLIC R.O.W.)

PARCEL CONTAINS
1,442 SQUARE FEET
0.0331 ACRES



ESC
ENGINEERING
SERVICE
COMPANY

14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393 | F 303.337.7481

PROPERTY OWNER:

KERMAN INVESTMENT LLC
3800 IRVING STREET, SUITE 10
DENVER COLORADO 80211

LEGEND

- SET NAIL & 1" BRASS TAG STAMPED "ESC 33202"
- PREVIOUSLY SET NAIL & 1" BRASS TAG STAMPED "ESC 33202"

CITY & COUNTY OF DENVER

Drawn By: JMS	Checked By: CNB	Project No.: 1409.1	Date: 3/30/2022
Scale: 1" = 20'	File Name: ACProjectKerman Investment LLC Denver 3200 S. Colorado Blvd CAE-1409220 S Colorado Blvd Denver - EAM.dwg		

A PART OF LOTS 20-24, BLOCK 101, WARREN'S UNIVERSITY HEIGHTS SECOND FILING SITUATED IN THE NW 1/4 OF SECTION 30, T.4S., R.67W., OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO

Note: This exhibit does not represent a monumented survey. It is intended only to depict the attached description.