



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-0000092 **SCHEDULE #:** 0525206027000

TITLE: This request is to dedicate a parcel of land as Public Right-of-Way as Public Alley, located in the southmost portion of the alley at S. Columbine St. and E. Buchtel Blvd., bounded by E. Jewell Ave./E. Buchtel Blvd., S. Columbine St., E. Asbury Ave. and S. Josephine St.

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 by the City and County of Denver for Public Right-of-Way, as part of the development project, Columbine 12.

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 # (2019-DEDICATION-0000092-001) HERE.

A map of the area to be dedicated is attached.

MB/RP/RL

cc: Dept. of Real Estate, Katherine Rinehart
City Councilperson, Paul Kashman District # 6
Councilperson Aide, Brent Fahrberger
Councilperson Aide, Morgan Watters
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, Ron Post
Public Works Survey, Paul Rogalla
Public Works Ordinance
Owner: City and County of Denver
Project file folder 2019-DEDICATION-0000092

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 Public Alley, located in the southmost portion of the alley at S Columbine St and E Buchtel Blvd, bounded by E. Jewell Ave./E. Buchtel Blvd., S. Columbine St., E. Asbury Ave. and S. Josephine 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 Public Alley. 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, Columbine 12.

****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:**
- d. **Affected Council District:** Paul Kashman District # 6
- 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-0000092

Description of Proposed Project: Dedication of a parcel of land as 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 be dedicated as Public Alley.

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

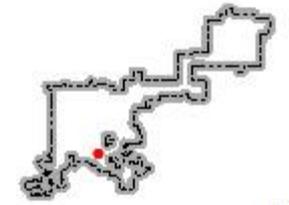
What is the known duration of an MEP: N/A

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

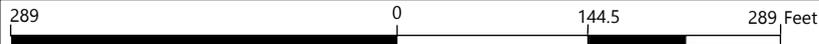
Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Alley, as part of a development project called Columbine 12.



Area to be dedicated

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 29TH DAY OF OCTOBER 2019, AT RECEPTION NUMBER 2019151077 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN DESCRIBED AS:

A PORTION OF THE WEST 35 FEET OF LOT 13, BLOCK 5, UNIVERSITY PARK AMENDED MAP, A SUBDIVISION OF A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY OF A 20 FOOT ALLEY, ALSO BEING THE SOUTHWEST CORNER OF SAID WEST 35 FEET OF LOT 13, BLOCK 5, UNIVERSITY PARK AMENDED MAP, ORIGINALLY RECORDED IN THE COUNTY OF ARAPAHOE IN BOOK 12 AT PAGE 9.

THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 16.00 FEET;
THENCE IN A SOUTHEASTERLY DIRECTION, A DISTANCE OF 22.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF A 20 FOOT ALLEY;
THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 128.0 SQUARE FEET, OR 0.003 ACRES, MORE OR LESS.



10/29/2019 12:27 PM
City & County of Denver

R \$0.00

WD

2019151077

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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 21st day of October, 2019, by **Columbine Ten, LLC**, a Colorado limited liability company, whose address is 3141 S. Broadway, Englewood, CO 80113, 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.

#19-1641
Columbine 12-1945 S. Columbine St.
2019-Deed action - 0000092

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

ATTEST:

Columbine Ten, LLC, a Colorado Limited Liability Company

By: Cole Ambler

Name: _____

Its: Manager

STATE OF COLORADO)
 Arapahoe) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 21 day of October, 2019
by Cole Ambler, as manager of **Columbine Ten, LLC**, a Colorado
Limited Liability Company.

Witness my hand and official seal.

My commission expires: 09/05/2023

Hamilton Flake
Notary Public



EXHIBIT A

LAND DESCRIPTION:

A Portion of the West 35 feet of Lot 13, Block 5, University Park Amended Map, a subdivision of a Part of the Northwest One-quarter of Section 25, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado being more particularly described as follows:

Beginning at a point on the East Right of Way of a 20 feet Alley, also being the Southwest corner of said West 35 feet of Lot 13, Block 5, University Park Amended Map, Originally recorded in Book 3, Page 57A,

Thence North along said East Right-of-Way, a distance of 16.00 feet;

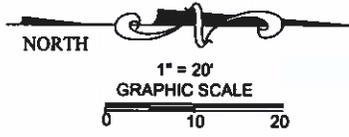
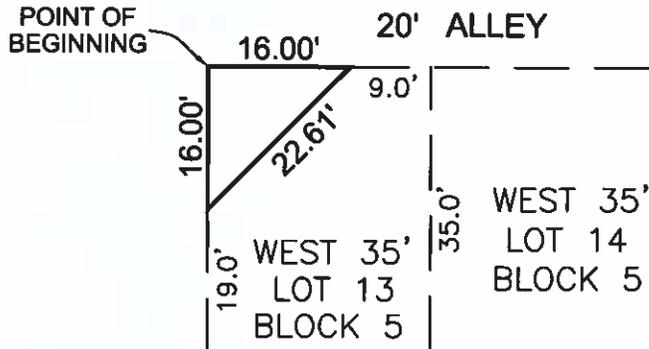
Thence in a Southeasterly direction, a distance of 22.61 feet to a point on the North Right-of-Way of a 20 feet Alley;

Thence West along said North Right-of-Way, a distance of 16.00 feet to the Point of Beginning and containing 128.0 square feet more or less.

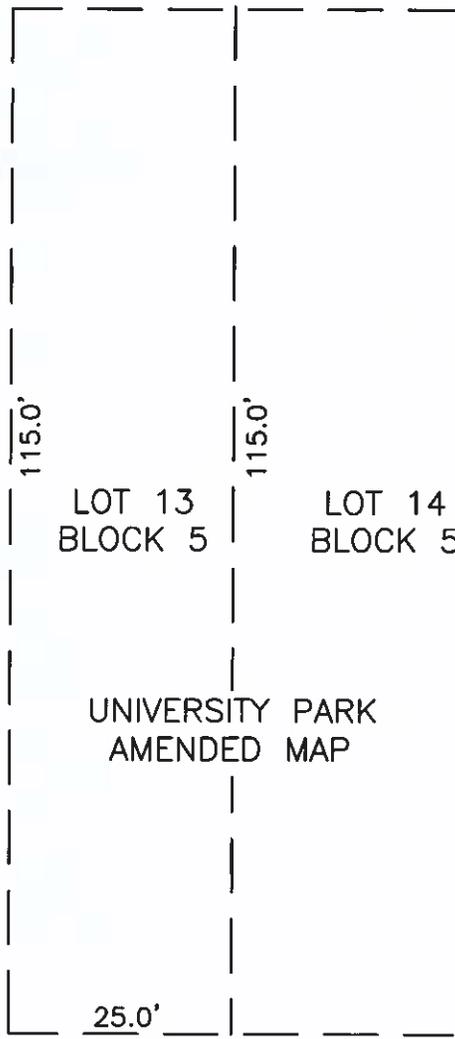
Prepared By: James M. Wooldridge, PLS 28669
On Behalf of: Crossroads Surveying, Inc.
8591 W. Mexico Ave.
Lakewood, Colorado 80232



ILLUSTRATION TO EXHIBIT A
NW 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.



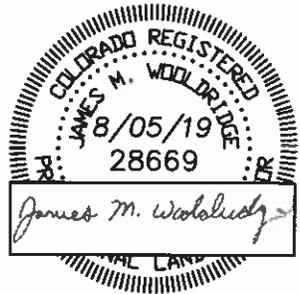
20' ALLEY



UNIVERSITY PARK
AMENDED MAP

25.0'

SOUTH COLUMBINE STREET
80' ROW



JAMES M. WOOLDRIDGE,
P.L.S. NO. 28669
FOR AND ON THE BEHALF OF
CROSSROADS SURVEYING, INC.

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS ONLY TO DEPICT THE ATTACHED DESCRIPTIONS.



CROSSROADS SURVEYING, INC. 8591 WEST MEXICO AVENUE, LAKEWOOD, CO. 80232
(720) 974-6088