



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: November 3, 2017

ROW #: 2017-Dedication-0000087 **SCHEDULE #:** 0505208039000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as N. Knox Ct.
Located at 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 N. Knox Ct. 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 Ct. Rowhomes**)

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. Knox Ct. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2017-Dedication-0000087-001) 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-0000087

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: November 3, 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 N. Knox Ct.
Located at 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 N. Knox Ct. 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 Ct. Rowhomes**)

****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:** 1401 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-Dedication0000087, Knox Ct. Rowhomes

Description of Proposed Project: Dedicate a parcel of public right of way as N. Knox Ct.

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 Ct. Rowhomes



93 0 46.5 93 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

© City and County of Denver

1: 729

0.0

Map Generated: 10/30/2017

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.

A parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 25th day of October, 2017, at Reception No. 2017140410 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

A 2.00 FOOT STRIP OF LAND BEING A PORTION OF LOTS 25 AND 26, BLOCK 3 OF COLFAX AVENUE SUBDIVISION OF MAPLE SUBDIVISION, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A 20 FOOT RANGE LINE LOCATED IN WEST 14TH AVENUE BETWEEN KNOX COURT AND KING STREET, BEING MONUMENTED AT THE WEST END (KING STREET) BY A FOUND STONE IN RANGE BOX AND AT THE EAST END (KNOX COURT) BY A FOUND 1" AXLE IN RANGE BOX, BEARS SOUTH 89°47'24" WEST A DISTANCE OF 327.96 FEET, WITH ALL BEARINGS HEREON BEING RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT LOCATED IN THE INTERSECTION OF WEST 14TH AVENUE AND KNOX COURT;

THENCE, NORTH 45°15'56" WEST, A DISTANCE OF 28.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT 25 AND THE POINT OF BEGINNING;

THENCE, ALONG THE SOUTH LINE OF SAID LOT 25, SOUTH 89°47'24" WEST, A DISTANCE OF 2.00 FEET;

THENCE, DEPARTING SAID SOUTH LINE OF LOT 25, TWO (2) FEET WEST OF AND PARALLEL WITH THE EAST PROPERTY LINE OF SAID LOTS 25 AND 26, NORTH 00°19'16" WEST A DISTANCE OF 50.01 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 26 BEING TWO (2) FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 26;

THENCE, NORTH 89°47'24" EAST, ALONG SAID NORTH LINE OF LOT 26, A DISTANCE OF 2.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 26;

THENCE SOUTH 00°19'16" EAST, ALONG THE EAST LINE OF SAID LOTS 25 AND 26, A DISTANCE OF 50.01 FEET TO THE SOUTHEAST CORNER SAID LOT 25 AND THE POINT OF BEGINNING.

CONTAINS +/-100 SQ. FT. OR +/-0.002 ACRES.



10/25/2017 04:12 PM
City & County of Denver

R \$0.00

WD

2017140410

Page: 1 of 4

D \$0.00

WARRANTY DEED

THIS DEED is dated OCTOBER 20, 2017, and is made between 3461 w14th LLC, a Colorado limited liability company (the "Grantor"), of the City and County of Denver and State of Colorado, and the City and County of Denver, a home rule city and municipal corporation of the State of Colorado (the "Grantee"), whose legal address is 1437 Bannock Street, Denver, CO 80202.

WITNESS, that the Grantor, for and in consideration of the sum of TEN and no/100ths DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the City and County of Denver and State of Colorado, described as follows:

See Exhibit A attached hereto and by this reference incorporated herein

also known by street address as: a two foot wide strip of land along the front lot line of 1401 N. Knox Court, Denver, Colorado, 80204
and assessor's schedule or parcel number: a portion of parcel 0505208037000.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, 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 and the Grantee's heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the ensealing and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law and 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 any kind or nature whatsoever, except and subject to taxes and assessments for the year 2017 and subsequent years and all matters of record (those exceptions collectively, the "Exceptions").

The Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, except and subject to the Exceptions.

[Signatures appear on the following page.]

17-101
Asset Mgmt. #:

Asset Management:
Date: 10-25-17
Approved: [Signature]

Project Description:
3461 w 14th LLC
WD

EXHIBIT A
LAND DESCRIPTION
SHEET 1 OF 2

LAND DESCRIPTION:

A 2.00 FOOT STRIP OF LAND BEING A PORTION OF LOTS 25 AND 26, BLOCK 3 OF COLFAX AVENUE SUBDIVISION OF MAPLE SUBDIVISION, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINS ±100 SQ. FT. OR ±0.002 ACRES.

RICHARD B. GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of
Power Surveying Company, Inc.

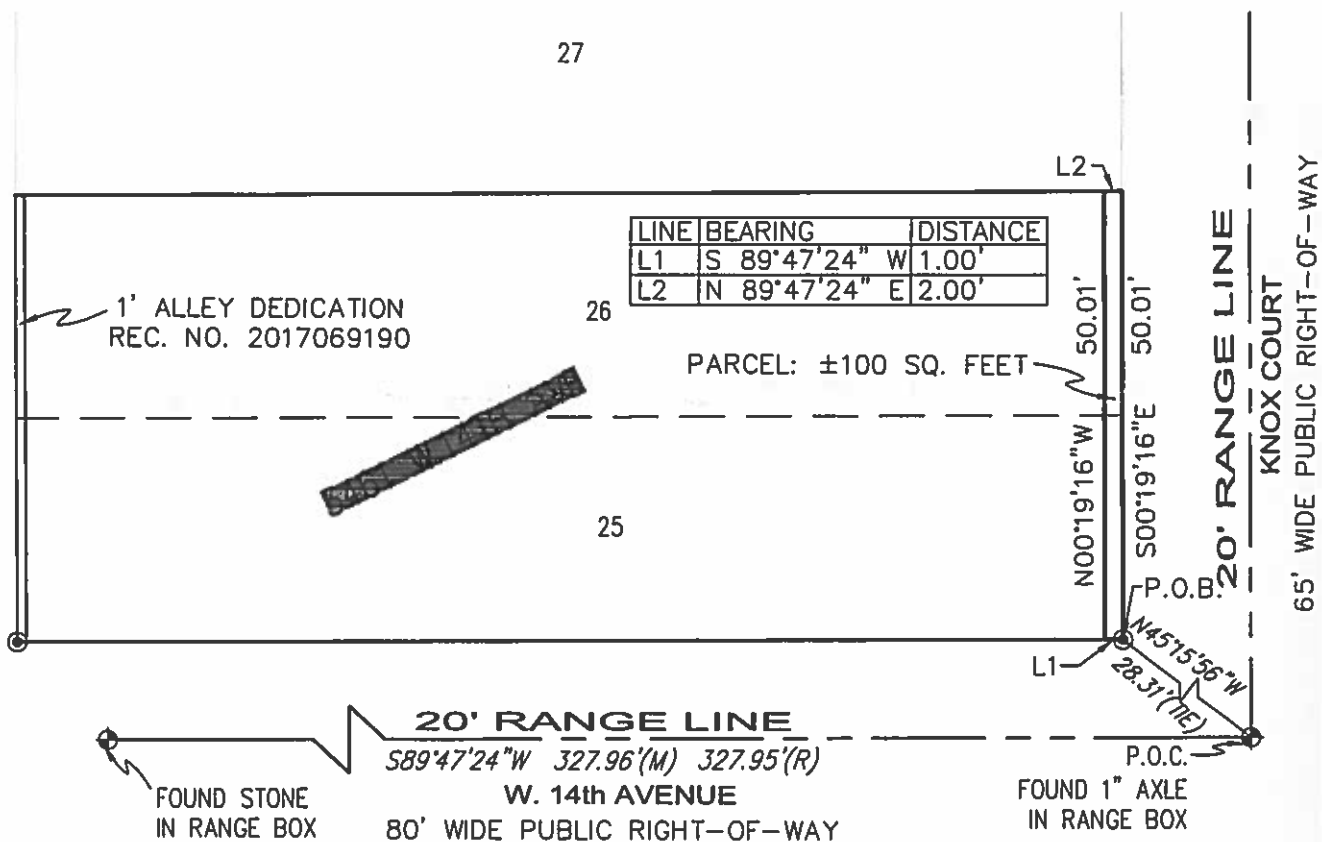


150 W. 84TH AVENUE
THORNTON, COLORADO 80280

PH. 303-702-1817
FAX. 303-702-1488
WWW.POWERSURVEYING.COM

DRAWING BY: RBG DATE: 09-06-17
PROJECT NO. 501-16-195

EXHIBIT A
EXHIBIT OF LAND DESCRIPTION
SHEET 2 OF 2



- ◆ RANGE POINT
- FOUND #5 REBAR AND YELLOW PLASTIC CAP
OR PK NAIL AND BRASS WASHER P.L.S #37929
- (M) AS MEASURED
- (R) PER RECORD
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



SCALE: 1" = 20'



180 W. 84TH AVENUE
THORNTON, COLORADO 80260

Established 1948
PH. 303-702-1617
FAX. 303-702-1488
WWW.POWERSURVEYING.COM

DRAWING BY: RBG DATE: 09-06-17
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