



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: February 5, 2014

ROW #: 2011-0517-09 **SCHEDULE #:** 022331537000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Public Alley.
Located between 21st St., 22nd St., California St. and Stout 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 to the City and County of Denver for Public Right-of-Way, as part of the development project (**Stout Street Health Center & Renaissance Stout Street Lofts**)

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 # (2011-0517-09-0001) HERE.

A map of the area to be dedicated is attached.

RD/JL/BLV

cc: Asset Management, Steve Wirth
City Councilperson & Aides, Albus Brooks District # 8
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, Paul Rogalla
Public Works Survey, John Lautenschlager
Owner: City and County of Denver
Project file folder 2011-0517-09

ORDINANCE/RESOLUTION REQUEST

Please email requests to Nancy Kuhn at
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: February 5, 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 Public Alley.
Located between 21st St., 22nd St., California St. and Stout St.

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

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

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 Public Alley. 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 (Stout Street Health Center & Renaissance Stout Street Lofts)

****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:** Between 21st St., 22nd St., California St. and Stout St.
- d. **Affected Council District:** Albus Brooks, District 8
- 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: _____



DENVER
THE MILE HIGH CITY

EXECUTIVE SUMMARY

Project Title: 2011-0517-09 Dedication, Bluebird Center

Description of Proposed Project: Dedicate a parcel of public right of way as a 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 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, (Bluebird Center)/

Public Alley 21st, 22nd, Stout, California



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Block Numbers
- Lots/Blocks (Base Map)
- mask
- 2012_Denver.jp2.lri
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Map generated 8/28/2013 - 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.

PW Legal Description 2011-0517-09-001

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on August 20, 2013 by Reception Number 2013123146 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

A portion of Lots 1-14, Block 145, Clements' Addition to the City of Denver as originally platted in the records of Arapahoe County, Colorado, being located in the NE ¼, Section 34, Township 3 South, Range 68 West of the Sixth Principal Meridian being more particularly described as follows:

Beginning at the northeast corner of Lot 1, Block 145, Clements' Addition to the City of Denver; thence S44°59'30"W along the southeast line of said Lots 1-14, 342.33 feet; thence N45°00'27"W, 2.00 feet; thence N44°59'30"E, 342.33 feet to the southwest right-of-way line of 22nd Street; thence S45°01'11"E along said southwest line 2.00 feet to the Point of Beginning.

Said parcel as described contains 685 square feet, more or less.

Basis of Bearings: The 16.5-foot range line in Stout Street is assumed to bear N45°00'00"E. It is monumented at 21st Street & Stout Street by a #8 rebar without cap in range box and at 22nd Street & Stout Street by a #5 rebar with plastic cap in range box LS 27263.

13-106
Asset Mgmt. #

CITY & COUNTY OF DENVER
ASSET MANAGEMENT
281 W. COLFAX AVE DEPT 1010
DENVER, CO 80202

WARRANTY DEED

THIS DEED, dated August 14, 2013, is between Stout Street Lofts LLLP a Colorado Limited Liability Limited Partnership ("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 thereto 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.

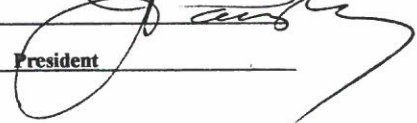
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor covenants, grants, bargains, and agrees to and with the Grantee, its successors and assigns, that at the time of the ensembling and delivery of 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.

Stout Street Lofts LLLP,
a Colorado Limited Liability Limited Partnership

By Stout Street Development Corporation,
a Colorado non-profit corporation
Its General Partner

By: 
Title: President

STATE OF Colorado

COUNTY OF Denver

The foregoing instrument was acknowledged before me this 14th day of August, 2013 by John Parvizi, for the Stout Street Development Corporation a Colorado non-profit corporation.

Witness my hand and official seal.
My commission expires 6/8/2017


Notary Public

CERTIFICATION

The Clerk and Recorder for the CITY AND COUNTY OF DENVER State of Colorado does hereby certify this document to be a full, true and correct copy of the original document recorded in my office.



Clerk and Recorder
by Bridget M. Svalberg
Deputy County Clerk
Date August 20, 2013
Bridget M. Svalberg

TONI L LEWIS
NOTARY PUBLIC
STATE OF COLORADO
Notary ID 20014017891
My Commission Expires 05/08/2017

Asset Management
Date: 8-20-13
Approved 

Project Description: Stout & Stout II

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

EXHIBIT "A"

City Project No. 2011D00278

STOUT STREET CLINIC

LEGAL DESCRIPTION FOR DEDICATION OF RIGHT OF WAY

A portion of Lots 1-14, Block 145, Clements' Addition to the City of Denver as originally platted in the records of Arapahoe County, Colorado, being located in the NE ¼, Section 34, Township 3 South, Range 68 West of the Sixth Principal Meridian, being more particularly described as follows:

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Thence N44°59'30"E, 342.33 feet to the southwest right-of-way line of 22nd Street;

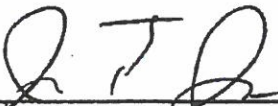
Thence S45°01'11"E along said southwest line, 2.00 feet to the Point of Beginning.

Said parcel as described contains 685 square feet, more or less.

BASIS OF BEARINGS

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CERTIFICATION

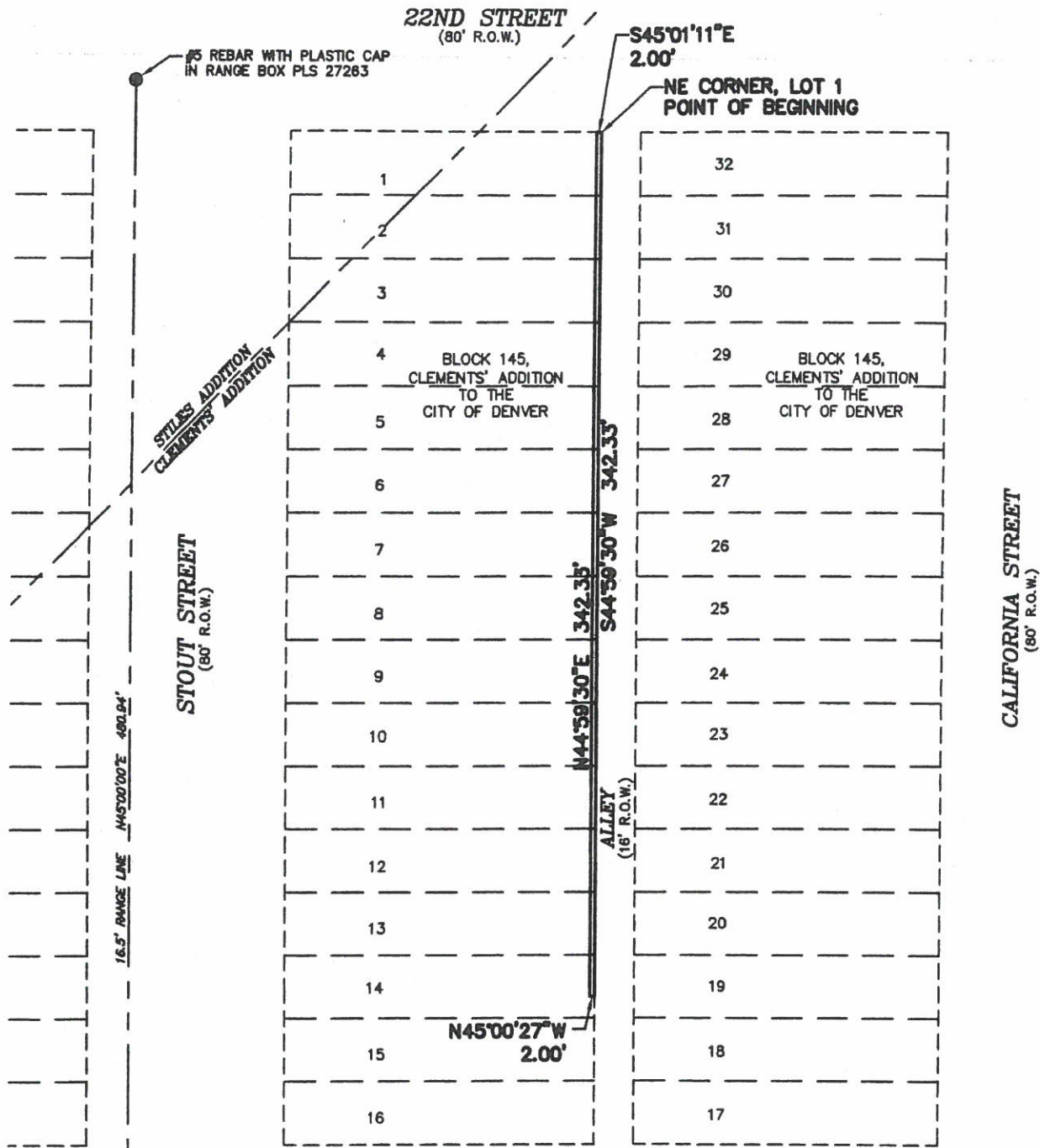

James T. Jones, P.L.S., P.E.



12/11/12
Date

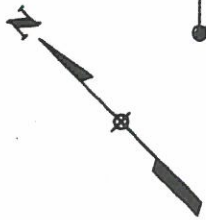
For and on behalf of
Jones Engineering Associates, Inc.
2120 W. Littleton Blvd., Suite 205
Littleton, Colorado 80120

EXHIBIT FOR DEDICATION OF RIGHT OF WAY
CITY PROJECT NO. 2011D00278



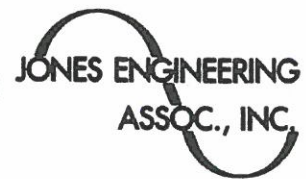
21ST STREET
(80' R.O.W.)

PARCEL AREA = 685 SF



0 30 60
 SCALE: 1" = 60'

RIGHT-OF-WAY DEDICATION
STOUT STREET CLINIC
JOB NO. 1204
OCTOBER 8, 2012
SHEET 2 OF 2



JONES ENGINEERING
ASSOC., INC.
 2120 W. Littleton Blvd., Suite 205
 Littleton, Colorado 80120
 Phone: 303-738-0283 Fax: 303-738-0285