



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

FROM: Matt R. Bryner, P.E., Director, Right-of-Way Services

DATE: July 23rd, 2021

ROW #: 2020-DEDICATION-0000164 **SCHEDULE #:** Adjacent to 0527610028000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) S. Broadway, located at the intersection of E. Vassar Ave. and S. Broadway, and 2) Public Alley, bounded by E. Vassar Ave., S. Broadway, E. Harvard Ave., and S. Lincoln 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 1) S. Broadway, and 2) 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, "2580 S Broadway."

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 Right-of-Way and Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2020-DEDICATION-0000164-001-002) HERE.

A map of the area to be dedicated is attached.

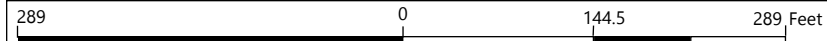
MB/AL/RL

cc: Dept. of Real Estate, Katherine Rinehart
City Councilperson, Paul Kashmann District # 6
Councilperson Aide, Brent Fahrberger
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, Maureen McGuire
Department of Law, Martin Plate
Department of Law, Deanne Durfee
Department of Law, Caroline Martin
Department of Law, Rachonda Dixon
DOTI Survey, Alan Lemke
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2020-DEDICATION-0000164

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave. | Denver, CO 80215
www.denvergov.org/doti
Phone: 720-913-1311



- ### 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



EXECUTIVE SUMMARY

Project Title: 2020-DEDICATION-0000164

Description of Proposed Project: Dedication of a parcel of land as Public Right-of-Way as 1) S. Broadway, and 2) 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 1) S. Broadway, and 2) Public Alley.

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 1) S. Broadway, and 2) Public Alley, as part of a development project called, "2580 S Broadway."

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 23rd, 2021

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 two City-owned parcels of land as Public Right-of-Way as 1) S. Broadway, located at the intersection of E. Vassar Ave. and S. Broadway, and 2) Public Alley, bounded by E. Vassar Ave., S. Broadway, E. Harvard Ave., and S. Lincoln St.

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

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

- **Name:** Rebecca Long
- **Phone:** 720-547-5377
- **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:** 720-865-8723
- **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 1) S. Broadway, and 2) 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, "2580 S Broadway."

****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:** Bounded by E. Vassar Ave., S. Broadway, E. Harvard Ave., and S. Lincoln St.
- d. **Affected Council District:** Paul Kashmann District # 6
- 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: _____

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000164-001:

LAND DESCRIPTION – STREET PARCEL NO. 1

PARCEL A OF THAT LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 3RD DAY OF MARCH, 2021, AT RECEPTION NUMBER 2021040262 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE WEST 6 FEET OF LOTS 21 AND 22, BLOCK 1, BROADWAY HIGHLANDS, LOCATED WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING +/-300 SQ. FT. OR +/-0.007 ACRES.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000164-002:

LAND DESCRIPTION – ALLEY PARCEL NO. 2

PARCEL B OF THAT LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 3RD DAY OF MARCH, 2021, AT RECEPTION NUMBER 2021040262 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE EAST 2 FEET OF LOTS 21 AND 22, BLOCK 1, BROADWAY HIGHLANDS, LOCATED WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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



After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: 2020-Dedication-0000164
Asset Mgmt No.: 21-034

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 2 day of MARCH, 2021, by **MCATEE LEVY DEVELOPMENT LLC**, a Colorado limited liability company, whose address is 2790 Josephine Street #100, Denver, CO 80205, 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:

MCATEE LEVY DEVELOPMENT LLC, a Colorado limited liability company

By: [Signature]

Name: MICHAEL MCATEE

Its: MANAGING MEMBER

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 2nd day of March, 2021
by Michael Mcatee, as managing member of Mcatee Levy Development LLC
a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 06/26/2022

SHERRY L. SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20064024544
MY COMMISSION EXPIRES 06/26/2022

[Signature]
Notary Public

EXHIBIT A
LAND DESCRIPTION
SHEET 1 OF 2

LAND DESCRIPTION:

PARCEL A:

THE WEST 6 FEET OF LOTS 21 AND 22, BLOCK 1, BROADWAY HIGHLANDS, LOCATED WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

CONTAINING ±300 SQ. FT. OR ±0.007 ACRES.

PARCEL B:

THE EAST 2 FEET OF LOTS 21 AND 22, BLOCK 1, BROADWAY HIGHLANDS, LOCATED WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

CONTAINING ±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.



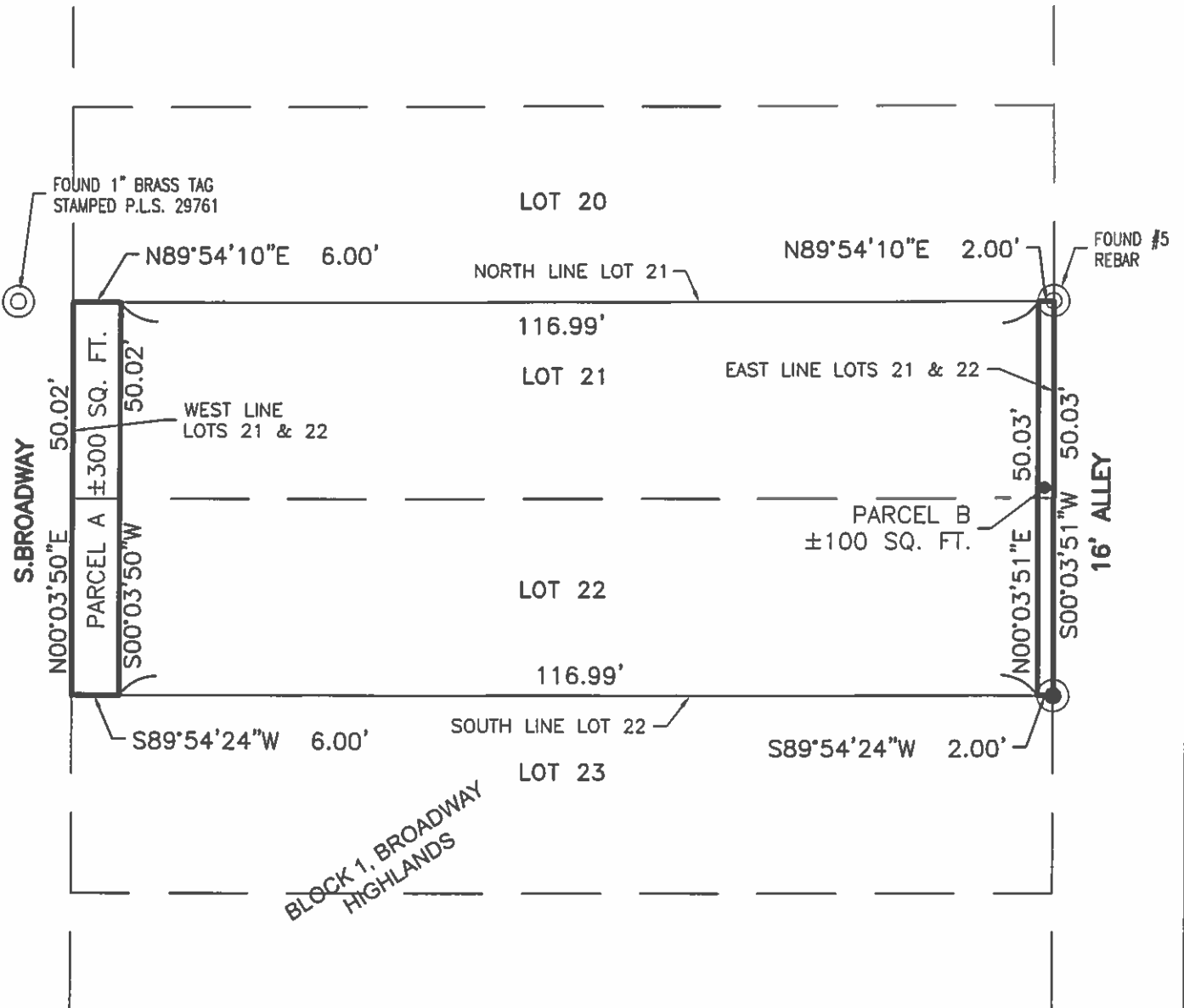
720 W 84TH AVENUE
UNIT 240
THORNTON, COLORADO 80260

Established 1948
PH 303-702-1817
FAX 303-702-1488
WWW.POWERSURVEYING.COM

DRAWING BY: LMR
PROJECT NO. 20-195

DATE: DECEMBER 1, 2020
REV: DECEMBER 29, 2020

EXHIBIT A
EXHIBIT OF LAND DESCRIPTION
SHEET 2 OF 2



BLOCK 1, BROADWAY
HIGHLANDS



- ⊙ SET NAIL & BRASS TAG, MARKED "PLS 37929" TYPICAL, UNLESS NOTED OTHERWISE
- (M) AS MEASURED
- (R) RECORD



SCALE: 1" = 20'



720 W 84TH AVENUE
UNIT 240
THORNTON, COLORADO 80260

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DATE: DECEMBER 1, 2020
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