



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: April 5, 2014

ROW #: 2010-0519-07 **SCHEDULE #:** 022750010000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Brighton Blvd.
Located at 3310 Brighton Blvd.

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 Brighton Blvd. 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 (**Mile High Self Storage**)

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 Brighton Blvd. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2010-0519-07-001) HERE.

A map of the area to be dedicated is attached.

RD/JL/BLV

cc: Asset Management, Steve Wirth
City Councilperson & Aides, Judy Montero District # 9
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, John Lautenschlager
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2010-0519-07

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: April 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.)

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Located at 3310 Brighton Blvd.

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 Brighton Blvd. 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 (Mile High Self Storage)

****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:** 3310 Brighton Blvd
- d. **Affected Council District:** Montero District 9
- 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: _____



EXECUTIVE SUMMARY

DENVER
THE MILE HIGH CITY

Project Title: 2010-0519-07 Dedication, Mile High Self Storage

Description of Proposed Project: Dedicate a parcel of public right of way as Brighton 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 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, (Mile High Self Storage)

Brighton Blvd.



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcel Address Names
- Parcels
- mask
- 2012_Denver.jp2.irf
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

PW Legal Description No. 2010-0519-07-001

A parcel of land conveyed by Special Warranty Deed to the City & County of Denver, recorded on the 2nd of December 2013, by Reception No. 2013172491 in the City and County of Denver Clerk & Recorder's Office being more particularly described as follows:

A parcel of land being portions of Blocks 88 and 89, Case & Ebert's Addition to the City of Denver, further being a portion of Parcel 1 as described in Special Warranty Deed recorded at Reception No. 2006199526 in the Office of the Clerk & Recorder of the City and County of Denver, situated in the Northeast Quarter of Section 27, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the North Corner of said Parcel 1, said point also being on the Southeasterly Right-of-Way line of Brighton Boulevard; Thence South 44°59'55" East a distance of 15.00 feet; Thence South 44°59'55" West a distance of 121.35 feet; Thence North 44°59'55" West a distance of 15.00 feet to a point on the Southeasterly Right-of-Way line of Brighton Boulevard; Thence North 44°59'55" East along said Right-of-Way line a distance 121.35 feet to the Point of Beginning.

Containing 1,820 square feet or 0.04 acres, more or less.

Bearings are based on the Southeasterly line of Brighton Boulevard assumed to bear North 44°59'55" East.



12/02/2013 10:17 AM
City & County of Denver

R \$0.00

EAS

2013172491

Page: 1 of 5
D \$0.00

CITY & COUNTY OF DENVER
ASSET MANAGEMENT
201 W. COLFAX AVE DEPT 1012
DENVER, CO 80202

When recorded return to:
Karen Aviles, Esq.
Assistant City Attorney
201 W. Colfax, Dept 1207
Denver, Colorado 80202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 27th day of December, 2011, between GREENBOX I LLC, a Colorado limited liability company ("Grantor"), whose address is 2737 Larimer Street #C, Denver, Colorado 80205 and CITY AND COUNTY OF DENVER, a Colorado municipal corporation and home rule city ("Grantee"), whose address is 1437 Bannock Street, Denver, Colorado 80202.

WITNESSETH, THAT, Grantor, for and in consideration of TEN and 00/100ths Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto Grantee all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver, State of Colorado, legally described as follows (the "Property"):


See Exhibit A, attached hereto and incorporated herein by this reference.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and 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 Property, and the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming by through or under Grantor, subject to those matters set forth in Exhibit B, attached hereto and incorporated herein by this reference.

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

GRANTOR:
GREENBOX I LLC
a Colorado limited liability company

By: 
By Bahman Shafa, Managing Member, by Joshua D. Fine as
Attorney in Fact

13-153
Asset Mgmt. #:
New Plan #:
Date: 12-2-13
Row -
3310 Brighton Blvd - GreenBox

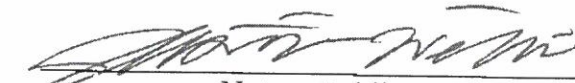
STATE OF COLORADO)
COUNTY OF *Denver*)

The forgoing instrument was acknowledged before me this 27th day of December, 2011, by Joshua D. Fine, as attorney in fact for Bahman Shafa as Managing Member of Greenbox I LLC, a Colorado limited liability company.

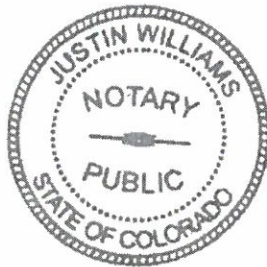
WITNESS my hand and official seal.

My Commission expires:

03/07/2015


Notary Public

(Seal)



**EXHIBIT A
LEGAL DESCRIPTION**

DESCRIPTION

THE PROJECT NO. 1001-1001
 1001 PARCEL NO. 1001-1001-1001

SITUATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 3 SOUTH
 RANGE 62 WEST OF THE 9th PM. CITY AND COUNTY OF DENVER, STATE OF COLORADO.

A PARCEL OF LAND BEING PORTIONS OF BLOCKS 85 AND 86, CASE AND EIGHT'S CONTROL TO THE CITY OF DENVER, THENCE BEING A PORTION OF PARCEL 1 AS DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECORDED NO. 1001-1001 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE 9th PARALLEL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF SAID PARCEL 1, BEING POINT ALSO BEING ON THE NORTHEASTERLY CORNER OF WAY ONE OF BRIGHTON BOULEVARD;
 THENCE SOUTH 45°00'00" EAST A DISTANCE OF 1000 FEET;
 THENCE SOUTH 45°00'00" WEST A DISTANCE OF 1000 FEET;
 THENCE NORTH 45°00'00" WEST A DISTANCE OF 1000 FEET TO A POINT ON THE NORTHEASTERLY CORNER OF WAY ONE OF BRIGHTON BOULEVARD;
 THENCE NORTH 45°00'00" EAST ALONG SAID CORNER OF WAY ONE A DISTANCE OF 1000 FEET TO THE POINT OF BEGINNING.

CONTAINING 1000 SQUARE FEET OR MORE AS SHOWN, MORE OR LESS.

BOUNDARIES ARE BASED ON THE SOUTHEASTERLY LINE OF BRIGHTON BOULEVARD ASSUMED TO BE 45°00'00" EAST.

PREPARED BY: GEORGE C. SMITH, JR., CIVIL ENGINEER
 ON BEHALF OF: HANCO KITCHEN 1001
 1001 BIRCH BLVD. SUITE 100
 DENVER, CO 80202

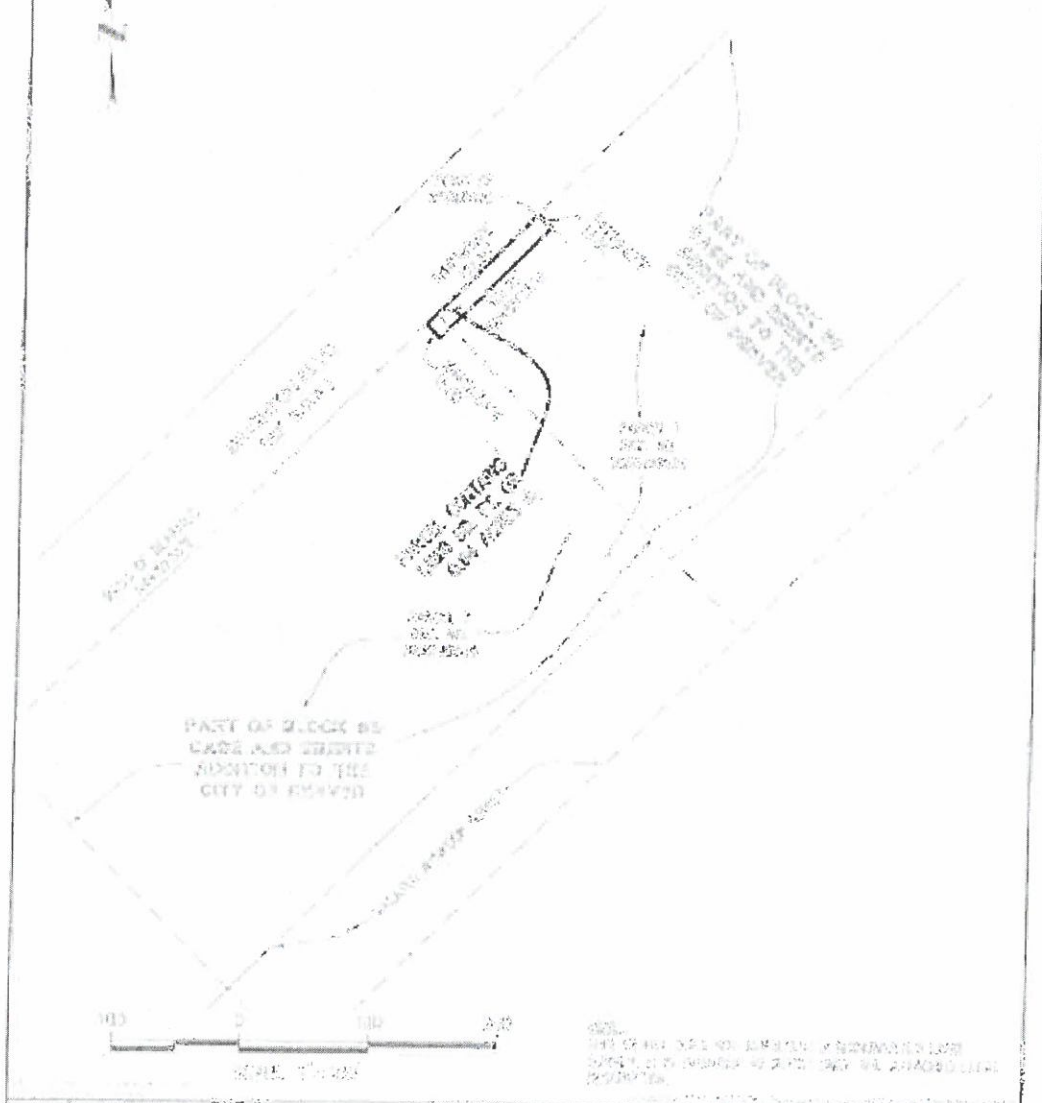


DATE	PROVIDER'S OFFICE	LEGAL DESCRIPTION	ISSUE & FEE	CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER

EXHIBIT

REG. PROJECT NO. 741-1-1111
 D.E. PLAN NO. 100-10-101

CONTRIBUTION TO THE PUBLIC UTILITY OF THE CITY OF KANSAS CITY, MISSOURI
 BASIS TO RIGHT OF THE CITY OF KANSAS CITY AND COUNTY OF WASHCO, STATE OF OREGON



NOT TO SCALE
 THE CITY OF KANSAS CITY AND COUNTY OF WASHCO, OREGON, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.

DATE	DESCRIPTION	BY	FOR	REVISIONS

EXHIBIT B
EXCEPTIONS TO TITLE

None.