



## 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:** October 1, 2018

**ROW #:** 2018-Dedication-0000097      **SCHEDULE #:** 0232330010000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as Public Alley.  
Located near the intersection of W. Conejos Pl. and N. Lowell 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 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 (**W. Conejos Place Townhomes**)

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 # (2018-Dedication-0000097-001) HERE.**

A map of the area to be dedicated is attached.

MB/JS/bv

cc: Asset Management, Curtis Anthony  
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, Sarah Stanek  
Public Works, Right-of-Way Engineering Services, Matt Bryner  
Department of Law, Brad Beck  
Department of Law, Blanca Hernandez  
Department of Law, Brent Eisen  
Department of Law, Deanne Durfee  
Department of Law, Caroline Martin  
Department of Law, Stan Lechman  
Public Works Survey, Jon Spirk  
Public Works Survey, Paul Rogalla  
Owner: City and County of Denver  
Project file folder 2018-Dedication-0000097

## ORDINANCE/RESOLUTION REQUEST

Please email requests to Sarah Stanek  
at [sarah.stanek@DenverGov.org](mailto:sarah.stanek@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: October 1, 2018

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 Public Alley.  
Located near the intersection of W. Conejos Pl. and N. Lowell Blvd.

**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:** Sarah Stanek
- **Phone:** 720-865-8713
- **Email:** Sarah.stanek@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 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 (**W. Conejos Place Townhomes**)

**\*\*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:** Alley near W. Conejos Pl. and N. Lowell Blvd.
- 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: 2018-Dedication-0000097 W. Conejos Place Townhomes**

**Description of Proposed Project: Dedicate 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 dedicate as Public Right of Way**

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

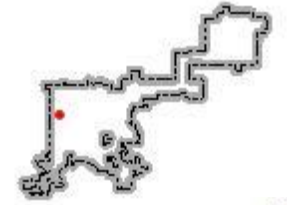
**What is the known duration of an MEP: N/A**

**Will land be dedicated to the City if the vacation goes through: N/A**

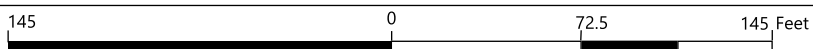
**Will an easement be placed over a vacated area, and if so explain: N/A**

**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 of dedicating it as Public Right-of-Way, as a part of a development project called W. Conejos Place Townhomes.**



- ### Legend
- Election Precincts
  - State House Districts
  - State Senate Districts
  - Streams
  - Buildings
  - 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



Being that parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 6th day of August 2018, at Reception No. 2018097175 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

**2018-DEDICATION-0000097-001**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO:

THE NORTH 3.00 FEET OF LOTS 15, 16,17 AND 18, THE EAST 3 FEET OF LOT 15 AND THE NORTHEAST CORNER FORMED BY A 20.00 FOOT BY 20.00 FOOT TRIANGLE WHICH IS THREE FEET WEST OF THE EASTERLY LINE OF LOT 15 AND THREE FEET SOUTH OF THE NORTHERLY LINE OF LOT 15, BLOCK 30, CHELTENHAM HEIGHTS SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

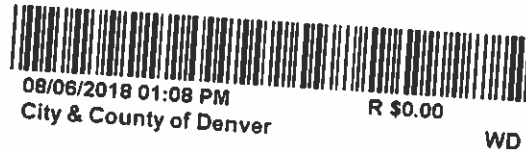
COMMENCING AT THE FOUND RANGE POINT BEING A 2.5" ALUMINUM CAP (L.S. #16116) FOUND IN THE INTERSECTION OF LOWELL BOULEVARD AND WEST CONEJOS PLACE.

THENCE N84°59'54"E, A DISTANCE OF 226.91 FEET TO THE SOUTHEAST CORNER OF LOT 15, ALSO BEING THE POINT OF BEGINNING;

THENCE N89°56'04"W, A DISTANCE OF 3.00 FEET;  
THENCE N00°02'34"W, A DISTANCE OF 107.61 FEET;  
THENCE N44°57'57"W, A DISTANCE OF 28.32 FEET;  
THENCE N89°53'21"W, A DISTANCE OF 77.08 FEET;  
THENCE N00°02'54"W, A DISTANCE OF 3.00 FEET;  
THENCE S89°53'21"E, A DISTANCE OF 100.08 FEET;  
THENCE S00°02'34"E, A DISTANCE OF 130.61 FEET TO THE POINT OF BEGINNING;

CONTAINING 883 SQUARE FEET (0.020 ± ACRES) MORE OR LESS.

**BASIS OF BEARINGS:** BASIS OF BEARING USED FOR THIS SURVEY IS THE 20.0' RANGE LINE FOUND IN W. CONEJOS PLACE DEFINED BY THE MONUMENTS SHOWN HEREON WITH AN ASSUMED BEARING OF S89°56'04"E.



2018097175  
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 6<sup>th</sup> day of August, 2018, by **WEST CONEJOS PARTNERS, LLC**, a Colorado limited liability company, whose address is 6385 Shoup Road, Colorado Springs, CO 80908, 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:

WEST CONEJOS PARTNERS, LLC, a Colorado Limited Liability Company

By: Ben Greene

Name: [Signature]

Its: Managing Member

STATE OF CO )  
 ) ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of August, 2018  
by Benjamin A. Greene, as Manager of **WEST CONEJOS PARTNERS,**  
**LLC**, a Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: 02/14/2021

[Signature]  
Notary Public

THALIA LUJAN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20174006893  
MY COMMISSION EXPIRES  
FEBRUARY 14, 2021

**Land Description:**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO:

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**Prepared By:**  
Altitude Land Consultants, Inc  
Karl W. Franklin, PE-PLS-EXW  
Colorado PLS 37969

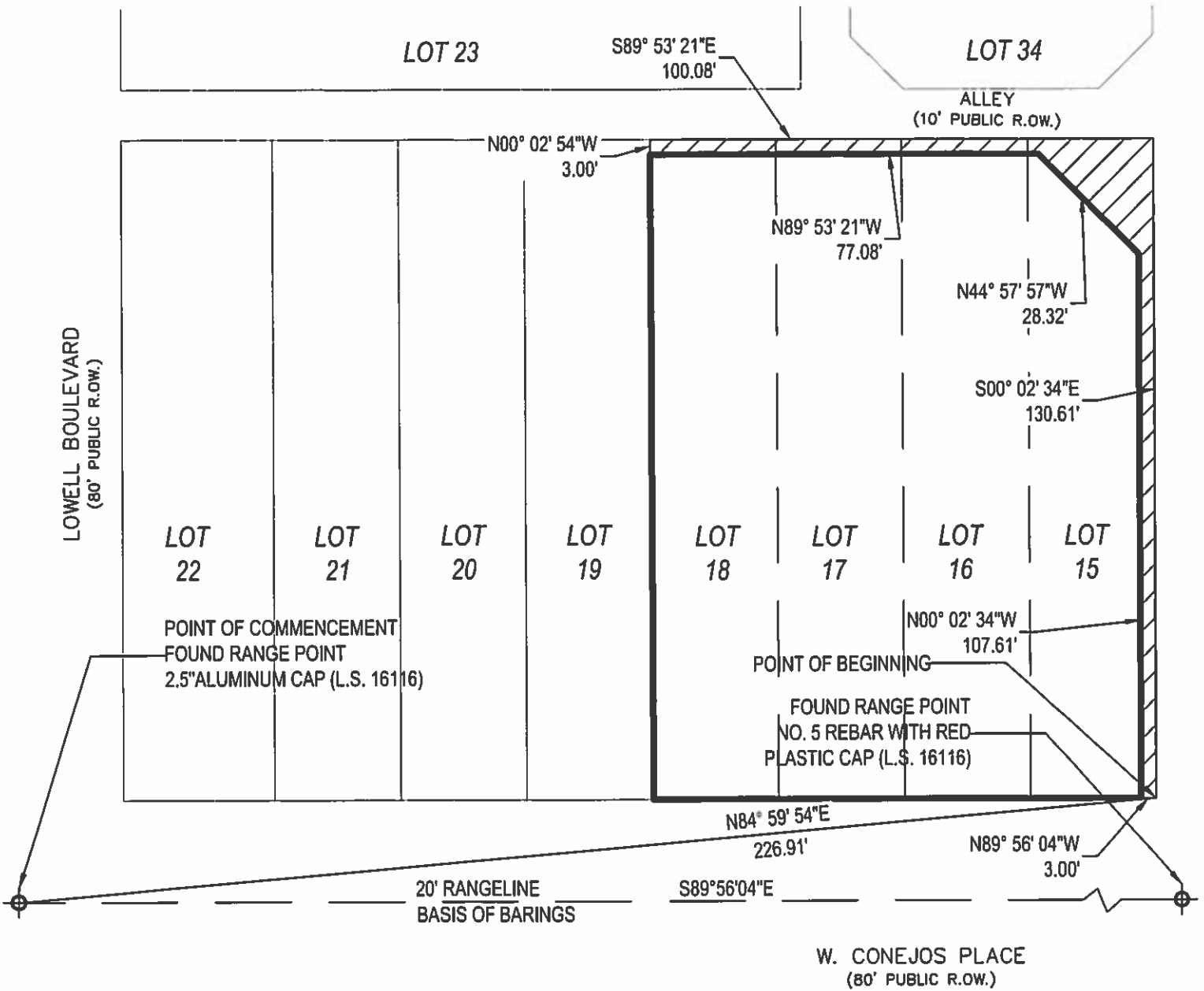
Date: 07/12/18  
Job No. 17-107

3461 Ringsby Court, Suite 125  
Denver, CO 80216

2727 N. Cascade, #160 Colorado Springs,  
CO 80907

720.594.9494  
Info@AltitudeLandCo.com  
www.AltitudeLandCo.com





 ALLEY DEDICATION



( IN FEET )  
1 inch = 30 ft.



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