



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Stan Lechman, City Attorney's Office
FROM: Robert J. Duncanson P.E., Engineering Manager II
Right-of-Way Services
DATE: November 6, 2015
ROW #: 2015-Dedication-0000093 **SCHEDULE #:** Adjacent to 0228233065000, 0228233064000,
0228233063000 & 0228233062000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Public Alley.
Located at the intersection of W. 32nd and Vallejo 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 (**LoHi 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 Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2015-Dedication-0000093-001) HERE.

A map of the area to be dedicated is attached.

RD/AG/BLV

cc: Asset Management, Steve Wirth
City Councilperson & Aides, Rafael Espinoza District # 1
Council Aide Rita Contreras
Council Aide Amanda Sandoval
City Council Staff, Shelley Smith
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, Rob Duncanson
Department of Law, Brent Eisen
Department of Law, Charlene Thompson
Department of Law, Adam Hernandez
Department of Law, Angela Garcia
Public Works Survey, Ali Gulaid
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2015-Dedication-0000093

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 6, 2015

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 at the intersection of W. 32nd and Vallejo St.

3. **Requesting Agency:** Public Works – Right-of-Way Services / 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 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 (LoHi 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:** W. 32nd and Vallejo St.
- d. **Affected Council District:**
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):** 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: 2014-Dedication-0000093, LoHi Rowhomes

Description of Proposed Project: Dedicate a parcel of 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

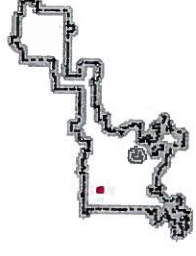
Will an easement be placed over a vacated area, and if so explain: N/A

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 to dedicate it as Public Right-of-Way, as a part of a development project called, LoHi Rowhomes



Protecting the Present & Building the Future
Accountability, Innovation, Empowerment, Performance, Integrity,
Diversity, Teamwork, Respect, Excellence, Safety



Legend	
	Streams
	Irrigation Ditches Reconstruct (Gardens)
	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	
	Mountain Parks
	All Other Parks



89
44.5
89 Feet

WALLEST ST
W 32ND AVE
W 31ST AVE

1: 691

Map Generated 11/5/2015

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.

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LAND DESCRIPTION FOR ALLEY R.O. W. DEDICATION:

A 3.00 WIDE STRIP OF LAND LOCATED IN PART OF LOTS 2 AND 3, SUBDIVISION OF LOTS 2 & 3, BLOCK 4, H. WITTER'S NORTH DENVER ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO; LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO AND CONVEYED BY A WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 22ND DAY OF APRIL 2014, AT RECEPTION NUMBER 2014045281 IN CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 3.00 FEET;

THENCE SOUTHERLY ALONG A LINE 3.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 64.83 FEET;

THENCE WESTERLY ALONG A LINE 3.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 9.25 FEET;

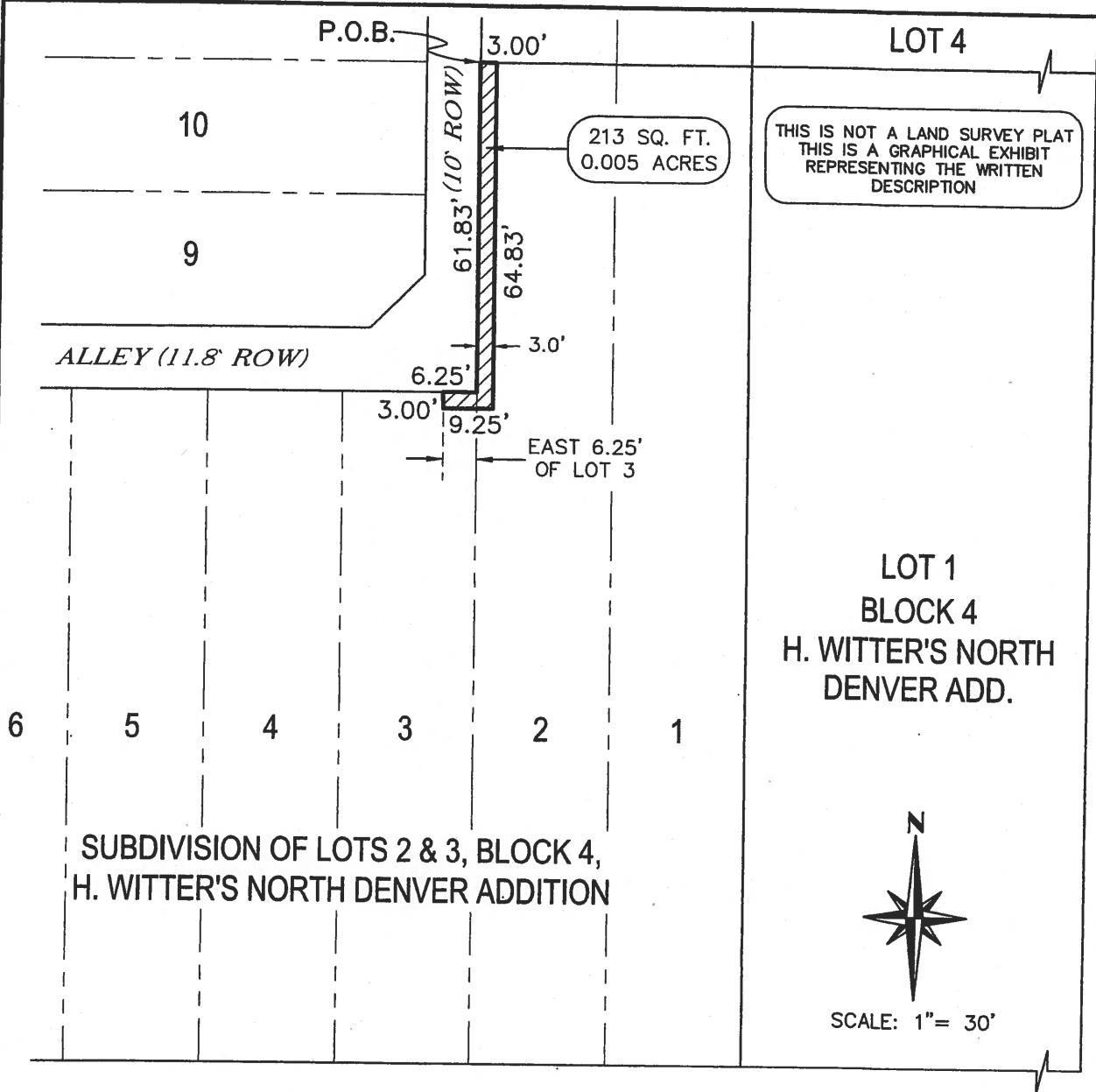
THENCE NORTHERLY ALONG A LINE 6.25 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 3.00 FEET;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 6.25 FEET;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 61.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 213 SQUARE FEET, (0.005 ACRES), MORE OR LESS.

EXHIBIT



SUBDIVISION OF LOTS 2 & 3, BLOCK 4,
H. WITTER'S NORTH DENVER ADDITION



Randy Fortuin, PLS 27263
For and on Behalf of CBM Surveys, Inc.

APPROXIMATE PROPERTY DESCRIPTION:
A 3' wide strip of land in Lot 2 and 3, Block 4, Sub. of L 2 & 3, Blk 4, H. Witter's North Denver Addition, City and County of Denver, State of Colorado.
N.W. 1/4 28-T3S-R68W

ADDRESS:
2109
West 32nd Ave.
Denver, Colorado

DATE: August 13, 2013

DWG: 1887-3T.DWG

WARRANTY DEED

THIS DEED, dated APRIL 8, 2014, is between **LoHi Rowhomes, LLC**, a Colorado limited liability company ("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 thereunto 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.

LoHi Rowhomes, LLC
By: [Signature]
Title: MANAGER

STATE OF Colorado
City of Denver
COUNTY OF Denver

The foregoing instrument was acknowledged before me this day 8 of APRIL, 2014 by MATTHEW KUNNER as MANAGER of LoHi Rowhomes, LLC.

Witness my hand and official seal.
My commission expires: 3-7-2017 Lorraine Salazar
Notary Public

LORRAINE J. SALAZAR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134014310
MY COMMISSION EXPIRES MARCH 7, 2017

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

Asset Mgmt. # 14-059
Asset Management Date: 4-22-14
Approved [Signature]
Project Description: 209 W. 52nd Ave.

EXHIBIT "A"

PROPERTY DESCRIPTION

3-Foot Dedication
(2109 West 32nd Ave.)

A 3.00 wide strip of land located in part of Lots 2 and 3, Subdivision of Lots 2 & 3, Block 4, H. Witter's North Denver Addition, City and County of Denver, State of Colorado being located in the Northwest Quarter of Section 28, Township 3 South Range 68 West of the 6th P.M., being more particularly described as follows;

BEGINNING at the northwest corner of said Lot 2;
THENCE easterly along the northerly line of said Lot 2, a distance of 3.00 feet;
THENCE southerly along a line 3.00 feet easterly of and parallel with the westerly line of said Lot 2, a distance of 64.83 feet;
THENCE westerly along a line 3.00 feet southerly of and parallel with the northerly line of said Lot 3, a distance of 9.25 feet;
THENCE northerly along a line 6.25 feet westerly of and parallel with the easterly line of said Lot 3, a distance of 3.00 feet;
THENCE easterly along the northerly line of said Lot 3 a distance of 6.25 feet;
THENCE northerly along the westerly line of said Lot 2, a distance of 61.83 feet to the POINT OF BEGINNING.

Containing 213 Square Feet, (0.005 Acres), more or less.

Randy Fortuin, PLS 27263
Date: August 13, 2013
Job No.: 1887
For and on Behalf of CBM Surveys, Inc.
1418 South Addison Court
Aurora, Colorado 80018