



## 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: August 27, 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 part of 1<sup>st</sup> St.  
Located in Block 2, Maple Grove Subdivision, bounded by 1<sup>st</sup> St., W. Colfax Ave. and the South Platte River.

**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 1<sup>st</sup> St.. 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 (**Meow Wolf**)

**\*\*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:** 1<sup>st</sup> St. bounded by W. Colfax and the South Platte River
- d. **Affected Council District:** Albus Brooks Dist. #9
- 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-0000052, Meow Wolf**

**Description of Proposed Project: Dedicate a parcel of land as public right of way as 1<sup>st</sup> St.**

**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**

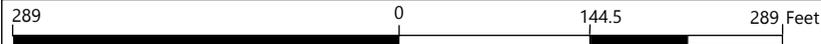
**Will an easement relinquishment be submitted at a later date: N/A**

**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 Meow Wolf.**



### Legend

-  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
- Parks
  -  All Other Parks; Linear
  -  Mountain Parks



Parcels of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 26th day of July 2018, at Reception No. 2018092440 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

**2018-DEDICATION-0000052-001**

A PORTION OF PARCEL TWO (AKA PARCEL A) AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 9, 2015 AT RECEPTION NO. 2015075788 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, LYING WITHIN BLOCK 284, WEST DENVER, A SUBDIVISION PLAT RECORDED AT BOOK 1, PAGE 1B, OF SAID OFFICIAL RECORDS SITUATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID SECTION 33, WHENCE THE WEST LINE OF SAID SECTION 33 BEARS NORTH 00°17'33" WEST WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO.

THENCE NORTH 07°42'38" EAST, A DISTANCE OF 320.90 FEET TO THE WESTERLY RIGHT-OF-WAY OF FIRST STREET ALSO KNOWN AS JACKSON STREET AS DEPICTED ON SAID WEST DENVER AND THE **POINT OF BEGINNING**, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 95.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 37°38'09" EAST;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°57'41", AN ARC LENGTH OF 54.94 FEET;

THENCE NORTH 19°24'10" WEST, A DISTANCE OF 25.93 FEET TO SAID WESTERLY RIGHT-OF-WAY;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 30°34'03" EAST, A DISTANCE OF 79.39 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.008 ACRES, (342 SQUARE FEET), MORE OR LESS.

**2018-DEDICATION-0000052-002**

A PORTION OF PARCEL TWO (AKA PARCEL A) AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 9, 2015 AT RECEPTION NO. 2015075788 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL

MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 32;

THENCE ALONG SAID EAST LINE OF SAID SECTION 32 NORTH  $00^{\circ}17'33''$  WEST, A DISTANCE OF 406.83 FEET TO THE **POINT OF BEGINNING** AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 156.76 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH  $81^{\circ}59'26''$  EAST;

THENCE DEPARTING SAID EAST LINE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $08^{\circ}41'29''$ , AN ARC LENGTH OF 23.78 FEET;

THENCE NORTH  $00^{\circ}40'55''$  EAST, A DISTANCE OF 82.14 FEET TO SAID EAST LINE;

THENCE ALONG SAID EAST LINE, SOUTH  $00^{\circ}17'33''$  EAST, A DISTANCE OF 105.84 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.002 ACRES, (81 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



2018092440

Page: 1 of 6

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 20<sup>th</sup> day of July, 2018, by **KSE Elich Gardens / Revesco / Second City, LLLP**, a Colorado limited liability company, whose address is 5291 East Yale Avenue., Denver, CO 80222, 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.



## LEGAL DESCRIPTION

A PORTION OF PARCEL TWO (AKA PARCEL A) AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 9, 2015 AT RECEPTION NO. 2015075788 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 32;

THENCE ALONG SAID EAST LINE OF SAID SECTION 32 NORTH  $00^{\circ}17'33''$  WEST, A DISTANCE OF 406.83 FEET TO THE **POINT OF BEGINNING** AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 156.76 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH  $81^{\circ}59'26''$  EAST;

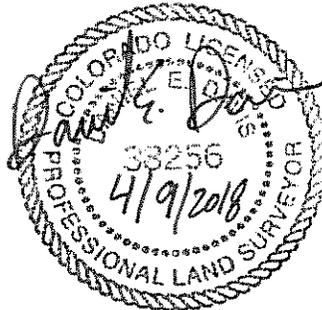
THENCE DEPARTING SAID EAST LINE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $08^{\circ}41'29''$ , AN ARC LENGTH OF 23.78 FEET;

THENCE NORTH  $00^{\circ}40'55''$  EAST, A DISTANCE OF 82.14 FEET TO SAID EAST LINE;

THENCE ALONG SAID EAST LINE, SOUTH  $00^{\circ}17'33''$  EAST, A DISTANCE OF 105.84 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.002 ACRES, (81 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DANIEL E. DAVIS, PLS 38256  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1  
LITTLETON, CO 80122

NE CORNER SECTION 32

SE 1/4 SEC. 32,  
T.3S., R.68W., SIXTH P.M.

PARCEL CONTAINS  
81 (SQ.FT.)  
0.002 ACRES  
MORE OR LESS

SPECIAL WARRANTY DEED  
REC. NO. 2015075788

$\Delta=8^{\circ}41'29''$   
 $R=156.76'$   
 $L=23.78'$

N00°40'55"E  
82.14'  
S00°17'33"E 105.84'

POINT OF BEGINNING

N81°59'26"E  
(RADIAL)

SW 1/4 SEC. 33,  
T.3S., R.68W., SIXTH P.M.

FIRST STREET  
(80' PUBLIC ROW)

BLOCK 280

ASSIGNMENT &  
ASSUMPTION OF LEASE  
REC. NO. 2008048678

42.58' PERMANENT ESMT.  
REC. NO. 028997

AURARIA PARKWAY  
(BRIDGE DECK)

(BASIS OF BEARINGS)

EAST LINE OF SEC. 32  
N00°17'33"W 5278.45'

N00°17'33"W 406.83' (TIE)

WEST DENVER  
BOOK 1, PAGE 1B

BLOCK 284

WLY. ROW I-25

INTERSTATE I-25  
(BRIDGE DECK)

ASSIGNMENT &  
ASSUMPTION OF LEASE  
REC. NO. 2008048678

POINT OF COMMENCEMENT  
SB CORNER SECTION 32

0' 30' 60' 120'

SCALE: 1" = 60'

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: G:\23417-54\DWG\EXHIBITS\  
DWG NAME: ROW TAKES  
DWG: GB CHK: DED  
DATE: 2018-04-09  
SCALE: 1" = 60'



300 East Maerl Ave.  
Suite 1  
Littleton, Colorado 80122  
Phone: (303)713-1898  
Fax: (303)713-1897  
www.aztecconsultants.com

EXHIBIT

SE 1/4 SEC. 32, T3S, R68W, 6TH P.M.  
CITY AND COUNTY OF DENVER, COLORADO  
JOB NUMBER 23417-54

2 OF 2 SHEETS

## LEGAL DESCRIPTION

A PORTION OF PARCEL TWO (AKA PARCEL A) AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 9, 2015 AT RECEPTION NO. 2015075788 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, LYING WITHIN BLOCK 284, WEST DENVER, A SUBDIVISION PLAT RECORDED AT BOOK 1, PAGE 1B, OF SAID OFFICIAL RECORDS SITUATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID SECTION 33, WHENCE THE WEST LINE OF SAID SECTION 33 BEARS NORTH 00°17'33" WEST WITH ALL BEARINGS REFERENCED HEREIN BEING RELATIVE THERETO.

THENCE NORTH 07°42'38" EAST, A DISTANCE OF 320.90 FEET TO THE WESTERLY RIGHT-OF-WAY OF FIRST STREET ALSO KNOWN AS JACKSON STREET AS DEPICTED ON SAID WEST DENVER AND THE **POINT OF BEGINNING**, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 95.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 37°38'09" EAST;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°57'41", AN ARC LENGTH OF 54.94 FEET;

THENCE NORTH 19°24'10" WEST, A DISTANCE OF 25.93 FEET TO SAID WESTERLY RIGHT-OF-WAY;

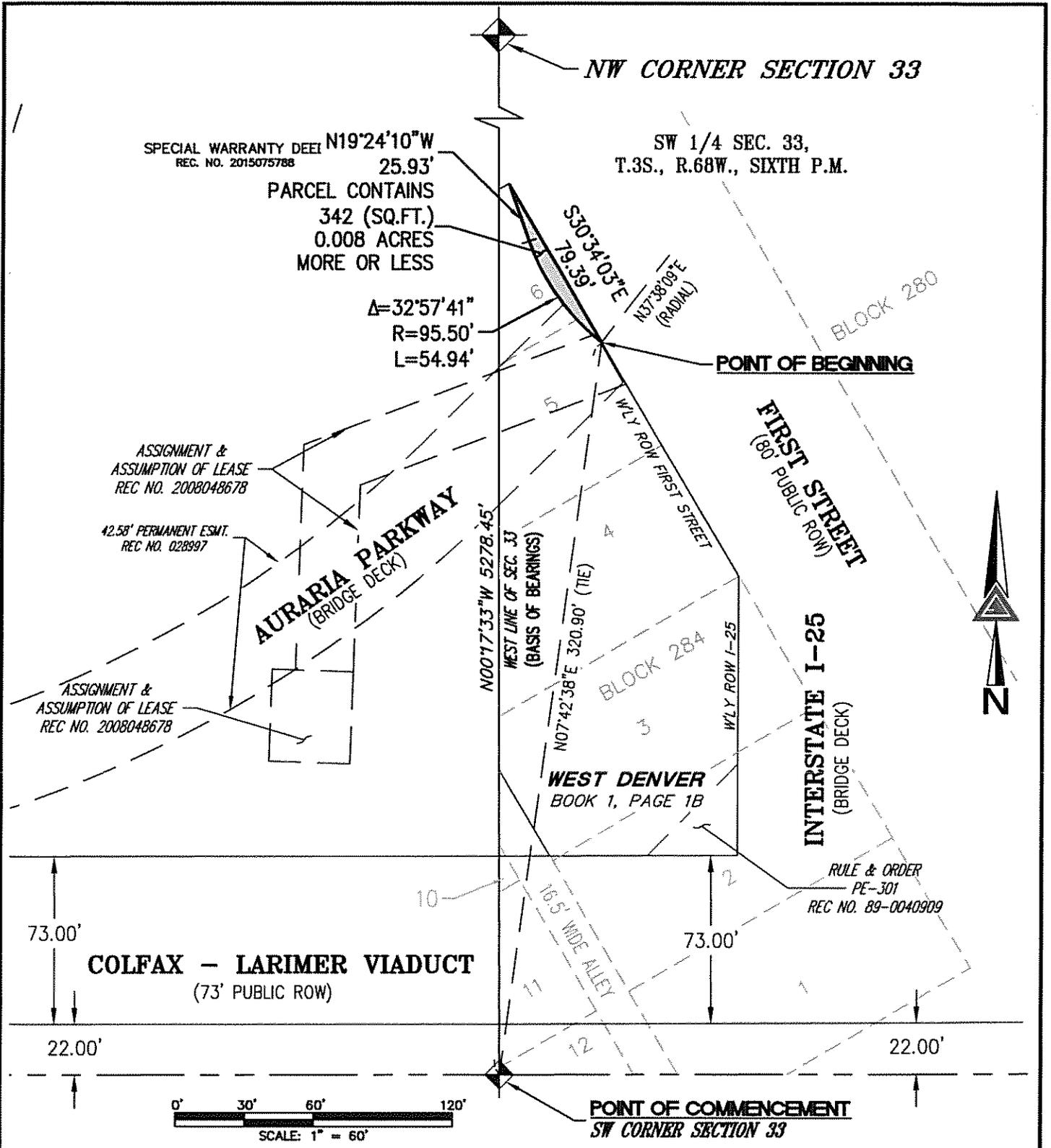
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 30°34'03" EAST, A DISTANCE OF 79.39 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.008 ACRES, (342 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DANIEL E. DAVIS, PLS 38256  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1  
LITTLETON, CO 80122



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: G:\23417-54\DWG\EXHIBITS\  
 DWG NAME: ROW TAKES  
 DWG: GB CHK: DED  
 DATE: 2018-04-09  
 SCALE: 1" = 60'


 300 East Mineral Ave.  
 Suite 1  
 Littleton, Colorado 80122  
 Phone: (303)713-1898  
 Fax: (303)713-1897  
 www.aztecconsultants.com

**EXHIBIT**  
 SW 1/4 SEC. 33, T3S, R68W, 6TH P.M.  
 CITY AND COUNTY OF DENVER, COLORADO  
 JOB NUMBER 23417-54 2 OF 2 SHEETS