



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: September 7, 2018

ROW #: 2018-Dedication-0000061 **SCHEDULE #:** 0503621012000 & 0503623010000

TITLE: This request is to dedicate two parcels of land as Public Right of Way as N. Speer Blvd. and N. Bannock St. Located near the intersection of W. 7th Ave. and N. Bannock 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 N. Speer Blvd. and N. Bannock 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 (**Ambulatory Care Center**)

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 N. Speer Blvd. and N. Bannock St. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2018-Dedication-0000061-001, 002 & 003) 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, 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-0000061

ORDINANCE/RESOLUTION REQUEST

Please email requests to Sarah Stanek
at 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: September 7, 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 two parcels of land as Public Right of Way as N. Speer Blvd. and N. Bannock St. Located near the intersection of W. 7th Ave. and N. Bannock St.

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 N. Speer Blvd. and N. Bannock 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 (**Ambulatory Care Center**)

****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:** Near the intersection of W. 7th Ave. and N. Bannock St.
- 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-0000061, Ambulatory Care Center

Description of Proposed Project: Dedicate a parcel of land as public right of way as N. Bannock St. and N. Speer 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 of dedicating it as Public Right-of-Way, as a part of a development project called Ambulatory Care Center



Legend

-  Streams
-  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

289 0 144.5 289 Feet

Parcels of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 27th day of July 2018, at Reception No. 2018092766 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

2018-DEDICATION-0000061-001 (as Speer Blvd)

A PARCEL OF LAND IN BLOCK 15 WHITSITT'S ADDITION TO DENVER LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD AND THE WESTERLY RIGHT-OF-WAY LINE OF ACOMA STREET SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ACOMA STREET S00°52'36"E A DISTANCE OF 7.12 FEET THENCE DEPARTING SAID RIGHT-OF-WAY LINE; THENCE 92.47 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1891.39 FEET, A CENTRAL ANGLE OF 02°48'04" AND A CHORD WHICH BEARS N50°42'23"W A DISTANCE OF 92.46 FEET; THENCE 232.92 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1275.00 FEET, A CENTRAL ANGLE 10°28'02" AND A CHORD WHICH BEARS N44°18'07"W A DISTANCE OF 232.61 FEET; THENCE N39°04'06"W A DISTANCE OF 76.42 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD; THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING FIVE (5) COURSES (1) 4.94 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 22.96 FEET A CENTRAL ANGLE OF 12°20'03" AND A CHORD WHICH BEARS S49°12'25"E A DISTANCE OF 4.93 FEET; (2) THENCE S43°03'46"E A DISTANCE OF 64.92 FEET; (3) THENCE S39°52'19"E A DISTANCE OF 54.94 FEET; (4) THENCE S41°57'37"E A DISTANCE OF 52.16 FEET; (5) THENCE 219.47 FEET ALONG THE ARC A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1465.14, A CENTRAL ANGLE OF 08°34'58" AND A CHORD WHICH BEARS S48°22'46"E A DISTANCE OF 219.27 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1923 SQUARE FEET (0.044 ACRES), MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN US SURVEY FEET

BEARINGS ARE BASED ON THE 20' RANGE LINE IN ACOMA ST BETWEEN WEST 6TH AVENUE A FOUND NO. 6 REBAR IN RANGE BOX AND WEST 7TH AVENUE A FOUND 1" BRASS SHINER PLS NO. 37051 WHICH BEARS S 00°52'36"E A DISTANCE OF 605.62.

2018-DEDICATION-0000061-002 (as Bannock St)

A PARCEL OF LAND IN BLOCK 15 WHITSITT'S ADDITION TO DENVER LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF BANNOCK STREET AND THE SOUTHEASTERLY LINE OF THE EXCEPTION RECORDED AT RECEPTION NUMBER R-89-0004775 SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHEASTERLY LINE OF SAID EXCEPTION, N47°30'03"E A DISTANCE OF 12.13 FEET; THENCE DEPARTING SAID LINE, 12.54 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 5°21'45" AND A CHORD WHICH BEARS S26°47'50"W A DISTANCE OF 12.54 FEET TO A POINT OF A COMPOUND CURVATURE; THENCE 9.01 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 67.00 FEET, A CENTRAL ANGLE OF 7°42'27" AND A CHORD WHICH BEARS S20°15'44"W A DISTANCE OF 9.01 FEET TO A POINT

ON SAID RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE, N00°51'50"W A DISTANCE OF 11.45 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 43.4 SQUARE FEET (0.001 ACRES), MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN US SURVEY FEET

BEARINGS ARE BASED ON THE 20' RANGE LINE IN ACOMA ST BETWEEN WEST 6TH AVENUE A FOUND NO. 6 REBAR IN RANGE BOX AND WEST 7TH AVENUE A FOUND 1" BRASS SHINER PLS NO. 37051 WHICH BEARS S 00°52'36"EA DISTANCE OF 605.62.

2018-DEDICATION-0000061-003 (as Bannock St)

A PARCEL OF LAND IN BLOCK 15 WHITSITT'S ADDITION TO DENVER LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE RETAINED UTILTIY EASEMENT RECORDED AT ORDINANCE 174 OF 2006 ALSO BEING THE NORTHWEST CORNER OF SAID BLOCK 18, THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BANNOCK STREET S00°51'50"E A DISTANCE OF 24.16 FEET TO THE POINT OF BEGINNING; THENCE N89°08'10"E A DISTANCE OF 2.00 FEET; THENCE S00°51'50"E A DISTANCE OF 180.63 FEET; THENCE N89°27'37"E A DISTANCE OF 5.00 FEET; THENCE S00°51'50"E A DISTANCE OF 22.00 FEET; THENCE S89°27'37"W A DISTANCE OF 2.00 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF BANNOCK STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES (1) N00°51'50"W A DISTANCE OF 10.28 FEET; (2) THENCE S89°08'10"W A DISTANCE OF 5.00 FEET; (3) THENCE N00°51'50"W A DISTANCE OF 192.36 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 464 SQUARE FEET (0.011 ACRES), MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN US SURVEY FEET

BEARINGS ARE BASED ON THE 20' RANGE LINE IN ACOMA ST BETWEEN WEST 6TH AVENUE A FOUND NO. 6 REBAR IN RANGE BOX AND WEST 7TH AVENUE A FOUND 1" BRASS SHINER PLS NO. 37051 WHICH BEARS S 00°52'36"EA DISTANCE OF 605.62.



07/27/2018 10:33 AM
City & County of Denver

R \$0.00

WD

2018092766

Page: 1 of 8

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 18th day of July, 2018, by **DENVER HEALTH AND HOSPITAL AUTHORITY, A BODY CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO**, a Colorado limited liability company, whose address is 601 Broadway Denver, Colorado 80204, 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:

**DENVER HEALTH AND HOSPITAL AUTHORITY, A BODY CORPORATION AND
POLITICAL SUBDIVISION OF THE STATE OF COLORADO, a Colorado corporation**

By: Prhet

Name: Peg Burnette

Its: CFO

STATE OF Colorado
) ss.
COUNTY OF Denver

The foregoing instrument was acknowledged before me this 18th day of July, 2018
by Peg Burnette, as Chief Financial Officer of **DENVER HEALTH AND
HOSPITAL AUTHORITY, A BODY CORPORATION AND POLITICAL SUBDIVISION
OF THE STATE OF COLORADO** _____, a Colorado corporation.

Witness my hand and official seal.

My commission expires: 1/17/20

Burnette
Notary Public

BRITTANY DANIELLE RICHARDSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20124001853
MY COMMISSION EXPIRES JANUARY 17, 2020

LAND DESCRIPTION
SHEET 1 OF 2

A PARCEL OF LAND IN BLOCK 15 WHITSITT'S ADDITION TO DENVER LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

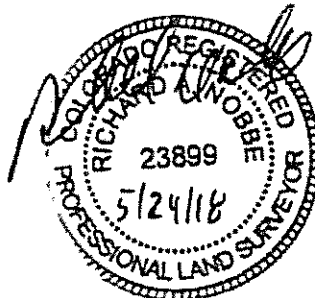
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PREPARED BY SKIP CROMLEY
REVIEWED BY RICHARD NOBBE, PLS #23899
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
APRIL 5, 2018



LAND DESCRIPTION

SHEET 2 OF 2

EXISTING 25.00'
UTILITY ESMT
REC. NO.
2001081725

N39°04'06"W 76.42'

$\Delta=12'20'03''$
R=22.96'
L=4.94'
CH=S49°12'25"E
4.93'

S43°03'46"E 64.92'

S39°52'19"E 54.94'

S41°57'37"E 52.16'

SPEER BOULEVARD
(RIGHT-OF-WAY VARIES)
SPEER OFF RAMP

$\Delta=10'28'02''$
R=1275.00'
L=232.93'
CH=N44°18'07"W
232.61'

$\Delta=8'34'58''$
R=1465.14'
L=219.47'
CH=S48°22'46"E
219.27'

POINT OF BEGINNING

S00°52'36"E 7.12'

VACATED
7TH AVENUE

$\Delta=2'48'04''$
R=1891.39'
L=92.47'
CH=N50°42'23"W
92.46'

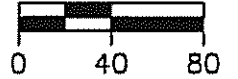
RETAINED UTILITY ESMT
ORD 174 OF 2006

WHITSITT'S
ADDITION
BLOCK 15

20'X30' PSCO
ESMT
RN 2013011350

ACOMA STREET
(70' RIGHT-OF-WAY)

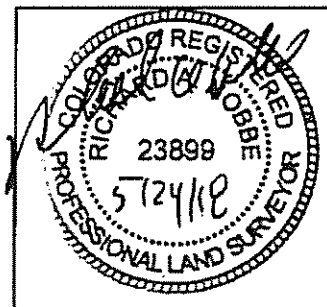
BANNOCK STREET
(80' RIGHT-OF-WAY)



SCALE: 1"=80'
ALL DIMENSIONS ARE
U.S. SURVEY FEET

DRAWING LOCATION: G:\SCHLAPPE\16.1220-Denver Health & Hospital Authority - Ambulatory Care Center\PLANS\EXHIBITS\Sidewalk Easements\Sidewalk Easement A.dwg

THIS EXHIBIT DOES NOT
REPRESENT A MONUMENTED
LAND SURVEY. IT IS ONLY
TO DEPICT THE ATTACHED
DESCRIPTION



MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

LAND DESCRIPTION
SHEET 1 OF 2

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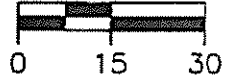
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APRIL 05, 2018

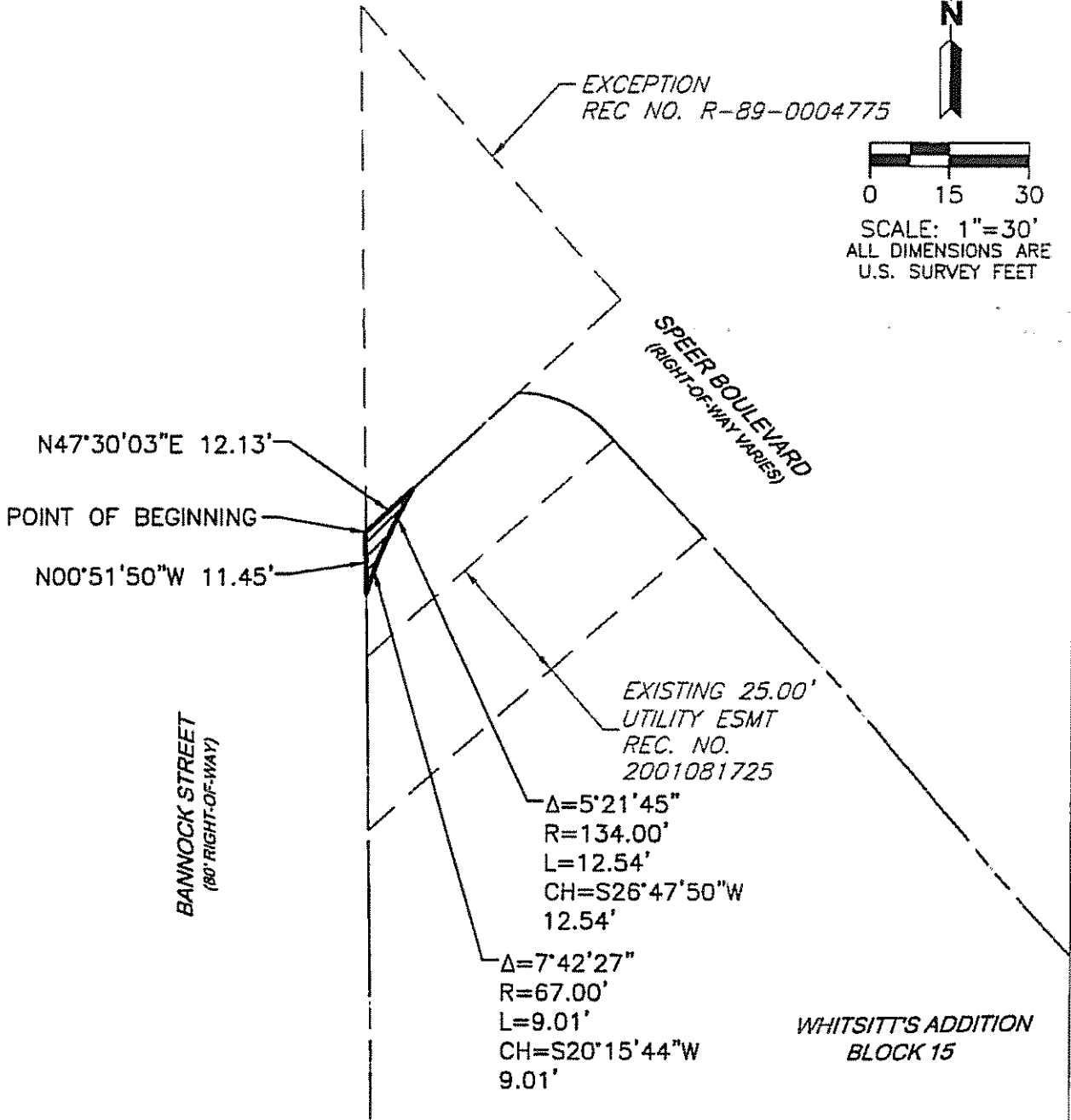


LAND DESCRIPTION

SHEET 2 OF 2

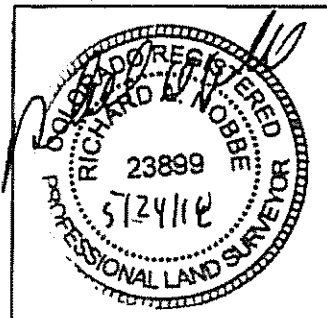


SCALE: 1"=30'
ALL DIMENSIONS ARE
U.S. SURVEY FEET



DRAWING LOCATION: G:\SCHLAPPE\16.1720-Denver Health & Hospital Authority - Ambulatory Care Center\PLANS\EXHIBITS\Sidewalk, Easements\Sidewalk, Easement B.dwg

THIS EXHIBIT DOES NOT
REPRESENT A MONUMENTED
LAND SURVEY. IT IS ONLY
TO DEPICT THE ATTACHED
DESCRIPTION



MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

LAND DESCRIPTION
SHEET 1 OF 2

A PARCEL OF LAND IN BLOCK 18 WHITSITT'S ADDITION TO DENVER LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

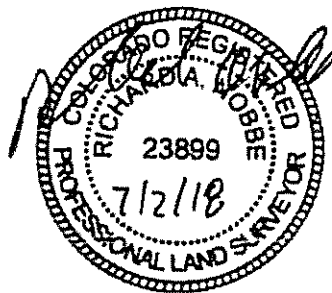
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SAID PARCEL CONTAINS 464 SQUARE FEET (0.011 ACRES), MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN US SURVEY FEET

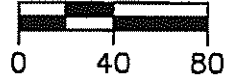
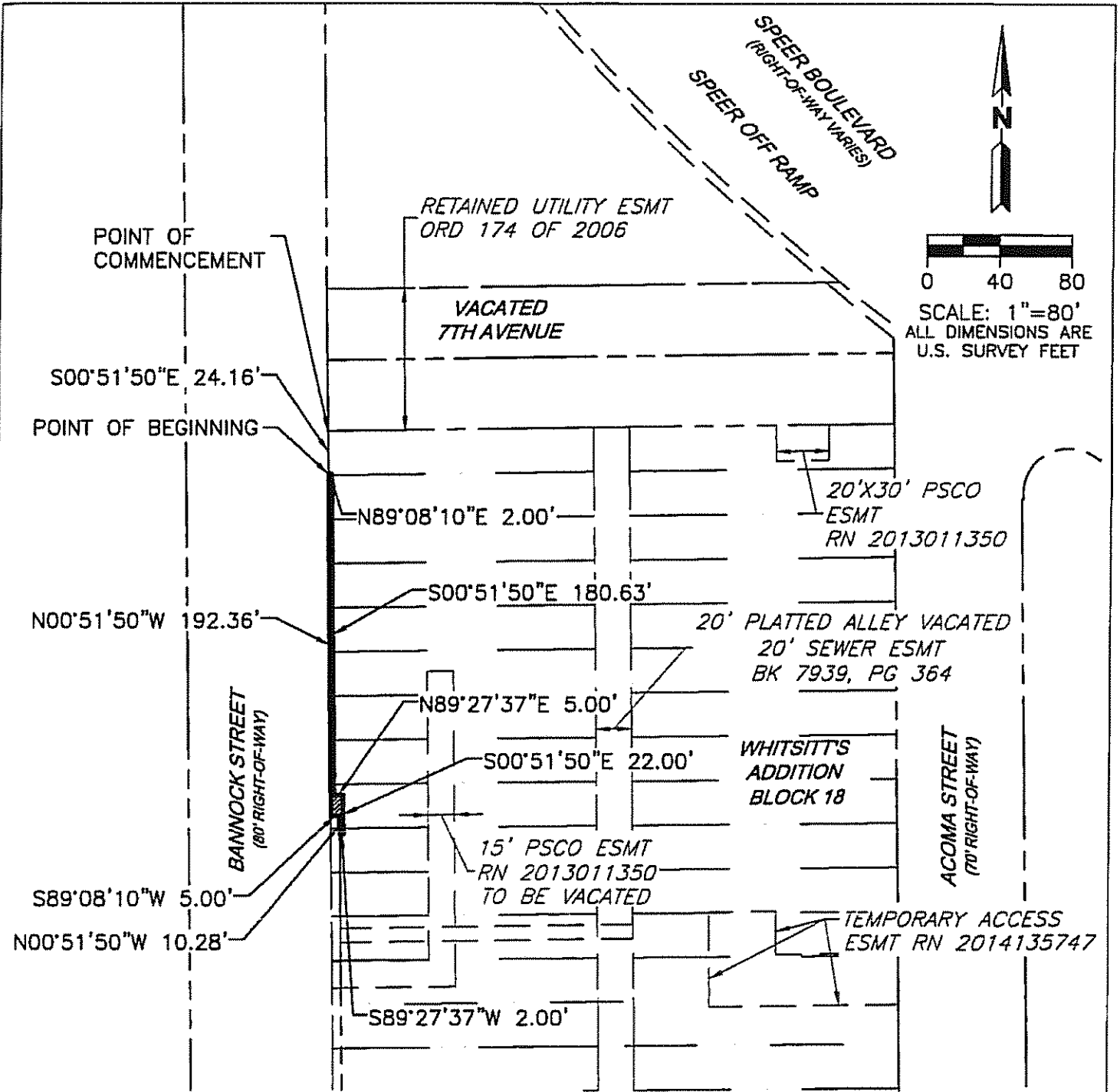
BEARINGS ARE BASED ON THE 20' RANGE LINE IN ACOMA ST BETWEEN WEST 6TH AVENUE A FOUND NO. 6 REBAR IN RANGE BOX AND WEST 7TH AVENUE A FOUND 1" BRASS SHINER PLS NO. 37051 WHICH BEARS $S 00^{\circ}52'36''EA$ DISTANCE OF 605.62.

PREPARED BY SKIP CROMLEY
REVIEWED BY RICHARD NOBBE, PLS #23899
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
JULY 2, 2018



LAND DESCRIPTION

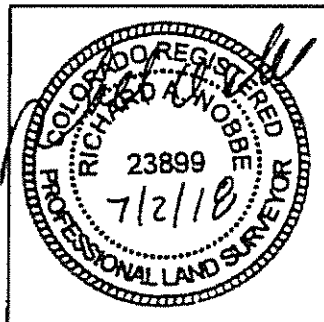
SHEET 2 OF 2



SCALE: 1"=80'
ALL DIMENSIONS ARE
U.S. SURVEY FEET

DRAWING LOCATION: G:\SCH\APR\16.1220-Denver Health & Hospital Authority - Ambulatory Care Center\PLANS\EXHIBITS\Schematic Examinations\Schematic_Environment_C.dwg

THIS EXHIBIT DOES NOT
REPRESENT A MONUMENTED
LAND SURVEY. IT IS ONLY
TO DEPICT THE ATTACHED
DESCRIPTION



JULY 2, 2018

MARTIN/MARTIN
CONSULTING ENGINEERS

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