

201 W Colfax Ave, Dept. 507
Denver, CO 80202
p: 720.865.2782
e: Denver.ROW@denvergov.org
www.denvergov.org/PWPRS

## REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO:

Stan Leclaman, City Attorney's Office

FROM:

Robert J. Duncanson P.E., Engineering Manager II

Right-of-Way Services

DATE:

August 6, 2015

ROW #:

2015-Dedications-0000029

**SCHEDULE #:** 

0708408002000

TITLE:

This request is to dedicate a parcel of land as Public Right of Way as both Belleview Ave. and S. Quebec

St. Located at the intersection of Belleview Ave. and S.Quebec 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 both Belleview Ave. and S. Quebec 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 (One Belleview Station)

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 both . The land is described as follows.

## INSERT PARCEL DESCRIPTION ROW # (2015-Dedication-0000029-001) HERE.

A map of the area to be dedicated is attached.

#### RD/AG/BLV

cc: Asset Management, Steve Wirth

City Councilperson & Aides, Kendra Black District # 4

Council Aide Lori Grohskopf
City Council Staff, Shelley Smith
Environmental Services David Erick

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, Karen Aviles
Department of Law, Brent Eisen
Department of Law, Stan Lechman
Department of Law, Adam Hernandez

Department of Law, Adam Hernandez Department of Law, Angela Garcia Public Works Survey, John Clarke

Public Works Survey, Paul Rogalla Owner: City and County of Denver

Project file folder 2015-Dedication-0000029

FOR CITY SERVICES VISIT | CALL DenverGov.org | 311

# **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 Requ	est: Au	gust 6, 2015
Please ma	ark one:	☐ Bill Reque	st or	Reso	ution Request			
1. Has y	your agen	cy submitted this req	uest in the las	st 12 months?				
[	Yes	⊠ No						
I	f yes, plea	ase explain:						
- that	clearly in	a concise, one sentend adicates the type of request, etc.)						
		st is to dedicate a parce of Belleview Ave. and			ay as both Bellev	iew Ave. and S. (	Quebec St.	Located at the
3. Requ	esting Ag	gency: Public Works -	Right-of-Way	y Services / Surv	ey			
- N - P	Name: Barbane: 72	<b>n:</b> (W <i>ith actual knowl</i> arbara Valdez 20-865-3153 arbara.Valdez@denver		sed ordinance/re	solution.)			
<u>will b</u> ■ N ■ P	<i>e availabl</i> Name: Ai Phone: 72	n: (With actual knowle le for first and second in ngela Casias 20-913-8529 ngela.Casias@denverg	reading, if nec		solution <u>who will</u>	present the item	<u>at Mayor-C</u>	ouncil and who
6. Gene	ral descri	ption/background of	proposed ord	linance includin	g contract scope	of work if appl	icable:	
the	municipa	a Resolution for laying ality; i.e. as both Bellev r Public Right-of-Way	iew Ave. and	S. Quebec St. T	his parcel(s) of la	nd is being dedic	system of t cated to the (	horoughfares o City and Count
		t <b>he following fields:</b> (I eld – please do not lea		ds may result in	a delay in proces	sing. If a field is	not applica	ble, please
a	. Contra	act Control Number:	N/A					
b	. Contra	act Term: N/A						
c.		on: Belleview Ave.						
d		ed Council District:	Kendra Blac	ck Dist. 4S				
e.								
f.	Contra	act Amount (indicate	amended am	ount and new co	ontract total):	N/A		
7. Is the explai		ntroversy surroundin	g this ordina	nce? (Groups or	individuals who	may have concer	ns about it?	Please
None.								
-			To be comple	eted by Mayor's	Legislative Team	:		
SIRE Trac	king Num	ber:			Date Ente	ered:		
								Revised 02/01/15

# **EXECUTIVE SUMMARY**



Project Title: 2015-Dedication-0000029

Description of Proposed Project:Dedicate a parcel of public right of way as both Belleview Ave. and S. Quebec 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 to dedicate it as Public Right-of-Way, as a part of a development project called, (One Belleview Station)



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



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

C City and County of Denver

1:1,000

# Belleview and Quebec

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Legend

Irrigation Ditches Reconstructe

Streams

Gardeners) Irrigation Ditches Buildings Streets Alleys Railroads

Yard

Bridges

Planned

Lakes

Parcels Lots/Blocks

Parks

kind, express or implied, including, but not limited to, the fitness for a particular use.

THIS IS NOT A LEGAL DOCUMENT.

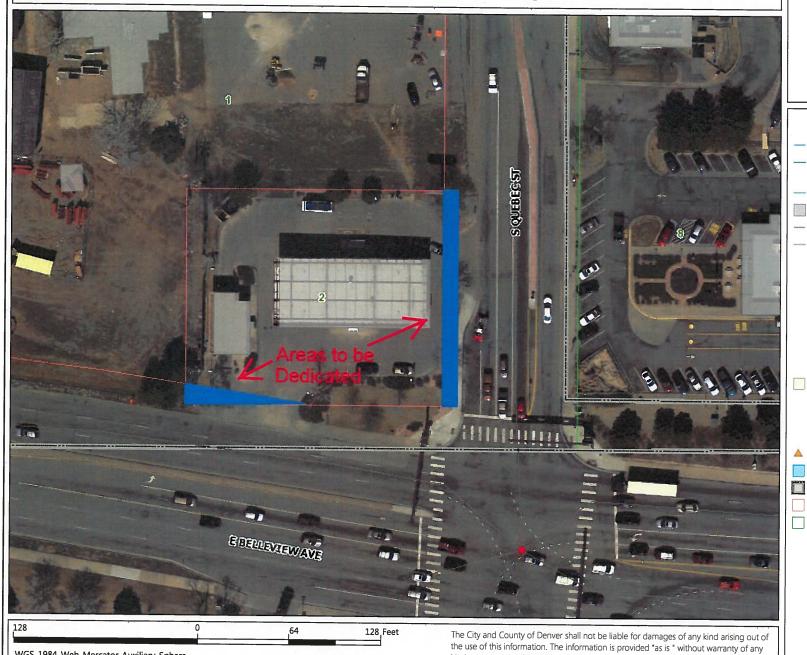
Interchange track

Rail Transit Stations Existing

Park-N-Ride Locations

County Boundary

Mountain Parks All Other Parks



Map Generated 8/4/2015

TWO PARCELS OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30ND DAY OF JULY, 2015, AT RECEPTION NUMBER 2015105386 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BELLEVIEW AVE. DESCRIBED AS PARCEL "A" BEING A PART OF LOT 2, BLOCK 5, BELLEVIEW STATION FILING NO. 2, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF LOT 1, BLOCK 5, BELLEVIEW STATION FILING NO. 2, MONUMENTED AT THE NORTH END BY A YELLOW PLASTIC CAP STAMPED "LS 37948" AND ON THE SOUTH END BY A YELLOW PLASTIC CAP STAMPED "LS37948", WITH THE LINE ASSUMED TO BEAR S00°16'41"E; COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N53°41'44"W, A DISTANCE OF 50.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 5, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BELLEVIEW AVENUE;

THENCE S89°34'48"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 95.23 FEET TO THE **POINT OF BEGINNING**;

THENCE S89°34'48"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 94.48, TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 5;

THENCE N00°28′50″W, ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID LOT 2, BLOCK 5, A DISTANCE OF 14.43 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF BELLEVIEW AVENUE AND SAID WEST LINE OF LOT 2, BLOCK 5; THENCE S81°44′16″E DEPARTING SAID RIGHT-OF-WAY LINE AND SAID WEST LINE OF LOT 2, BLOCK 5, A DISTANCE OF 95.60 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 682 SQUARE FEET OR 0.016 ACRES.

# TOGETHER WITH:

SOUTH QUEBEC STREET DESCRIBED AS PARCEL "B" BEING A PART OF LOT 2, BLOCK 5, BELLEVIEW STATION FILING NO. 2, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8;
THENCE N53°41′44″W, A DISTANCE OF 50.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 5, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BELLEVIEW AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING;
THENCE S89°34′48″W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 9.93 FEET;
THENCE N00°16′41″W, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 149.79 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, BLOCK 5, ALSO BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 5, OF SAID BELLEVIEW STATION FILING NO. 2, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH QUEBEC STREET;
THENCE N88°17′11″E, ALONG SAID RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID LOT 2, BLOCK 5, A DISTANCE OF 9.93, TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 5;

THENCE S00°16′41″E, ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 150.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 5, SAID POINT BEING THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 1488 SQUARE FEET OR 0.034 ACRES.

#### **EXHIBIT A**

#### **LAND DESCRIPTION**

A PARCEL OF LAND BEING A PART OF LOT 2, BLOCK 5, BELLEVIEW STATION FILING NO. 2, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8:** 

THENCE N53°41'44"W, A DISTANCE OF 50.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 5, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BELLEVIEW AVENUE;

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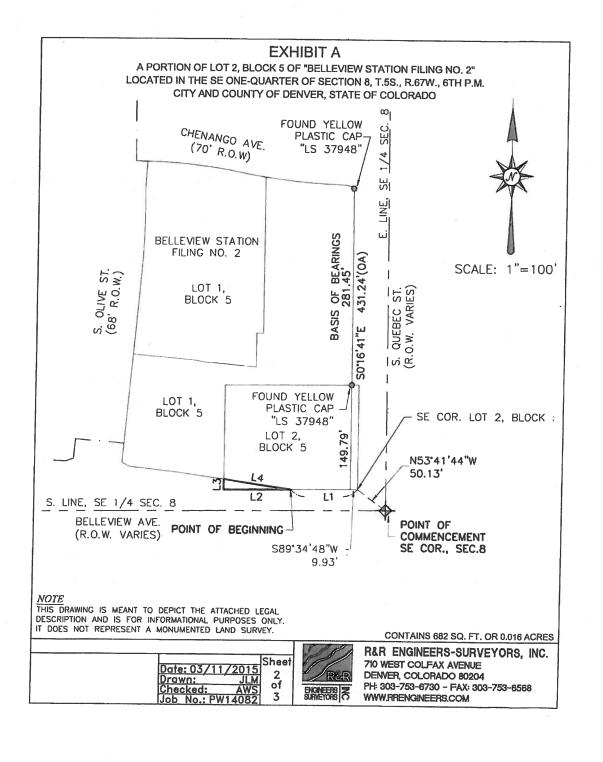
THENCE S81°44'16"E DEPARTING SAID RIGHT-OF-WAY LINE AND SAID WEST LINE OF LOT 2, BLOCK 5, A DISTANCE OF 95.60 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 682 SQUARE FEET OR 0.016 ACRES.

PREPARED BY: ANTONIO W. SMITH, PLS #38320
FOR AND ON BEHALF OF R&R ENGINEERS-SURVEYORS, INC.

710 WEST COLFAX AVE.
DENVER, COLORADO 80204
JOB #: PW14082 March 11, 2015

VAL LAND



## **EXHIBIT A**

A PORTION OF LOT 2, BLOCK 5 OF "BELLEVIEW STATION FILING NO. 2"
LOCATED IN THE SE ONE-QUARTER OF SECTION 8, T.5S., R.67W., 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO

Parcel Line Table							
Line #	Direction	Length					
L1	S89'34'48"W	95.23					
L2	S89'34'48"W	94.48					
L3	N00°28'50"W	14.43					
L4	S81'44'16"E	95.60					

Date: 03/11/2015 Drawn: JLM Checked: AWS Job No.: PW14082

/RER

R&R ENGINEERS-SURVEYORS, INC. 710 WEST COLFAX AVENUE
DENVER, COLORADO 80204
PH: 303-753-6730 - FAX: 303-753-6568
WWW.RRENGINEERS.COM

# EXHIBIT B

### **LAND DESCRIPTION**

A PARCEL OF LAND BEING A PART OF LOT 2, BLOCK 5, BELLEVIEW STATION FILING NO. 2, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE N88°17'11"E, ALONG SAID RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID LOT 2, BLOCK 5, A DISTANCE OF 9.93, TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 5;

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DO LICE

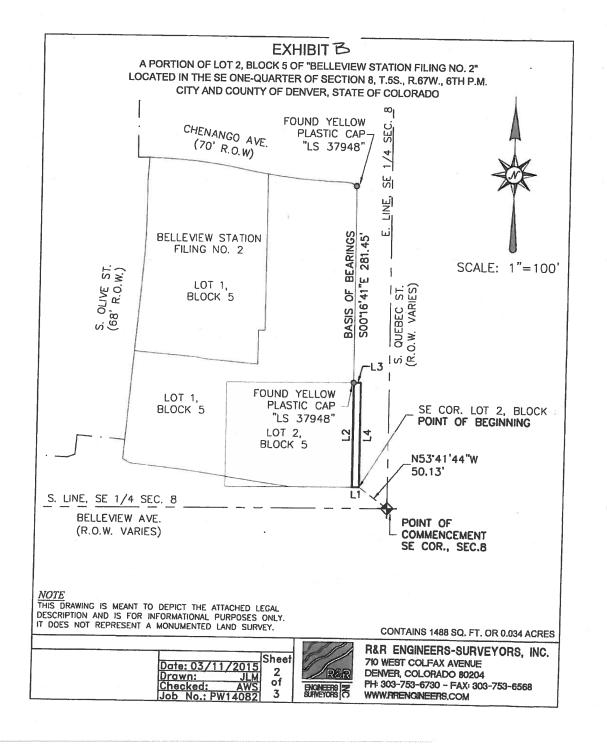
LAK LAND

CONTAINING A CALCULATED AREA OF 1488 SQUARE FEET OR 0.034 ACRES.

PREPARED BY: ANTONIO W. SMITH, PLS #38320 FOR AND ON BEHALF OF R&R ENGINEERS-SURVEYORS, INC.

710 WEST COLFAX AVE.
DENVER, COLORADO 80204
JOB #: PW14082 Merch 11, 2015

1 OF 3



## **EXHIBIT** B

A PORTION OF LOT 2, BLOCK 5 OF "BELLEVIEW STATION FILING NO. 2" LOCATED IN THE SE ONE-QUARTER OF SECTION 8, T.5S., R.67W., 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO

Parcel Line Table							
Line #	Direction	Length					
L1	S89°34'48"W	9.93					
L2	N00°16'41"W	149.79					
L3	N88°17'11"E	9.93					
L4	S00°16'41"E	150.01					

Date: 03/11/2015
Drawn: JLM of Checked: AWS Job No.: PW14082

BIGINEERS &

R&R ENGINEERS-SURVEYORS, INC. 710 WEST COLFAX AVENUE DENVER, COLORADO 80204 PH: 303-753-6730 - FAX: 303-753-6568 WWW.RRENGINEERS.COM



Asset Management.

Date: 7-30-16





07/30/2015 11:00 AM City & County of Denver



WD

2015105386 Page: 1 of 7 D \$0.00

# SPECIAL WARRANTY DEED

THIS DEED is dated July 30, 2015, and is made between ONE BELLEVIEW STATION PHASE I, LLC, a Colorado limited liability company, duly organized and existing under and by virtue of the laws of the State of Colorado, the "Grantor," and the CITY AND COUNTY OF DENVER, a home rule city and municipal corporation of the State of Colorado, the "Grantee," whose legal address is 1437 Bannock Street, Denver, CO 80202.

WITNESS, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the City and County of Denver and State of Colorado, described as follows:

As set forth on Exhibits "A" and "B" attached hereto and incorporated herein

also known by street address as: Vacant Land and assessor's schedule or parcel number: Vacant Land

**TOGETHER** with 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 and the Grantee's heirs and assigns forever. The Grantor, for itself and its successors and assigns, does covenant and agree that the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, but not any adjoining vacated street or alley, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor except and subject to:  $\square$  none; or  $\boxtimes$  the following matters:

Any and all liens, covenants, restrictions, reservations, encumbrances, and other matters of record against the Property.

IN WITNESS WHEREOF, the Grantor has caused its corporate name to be hereunto subscribed by its president, vice-president, or other head officer, and its corporate seal to be affixed, attested by its secretary or other appropriate officer, on the date set forth above.

**GRANTOR:** 

ONE BELLEVIEW STATION PHASE I, LLC,

a Delaware limited liability company

By: ONE BELLEVIEW STATION, LLC,

a Delaware limited liability company

It Managing Member

By: Name: James Neenan

Its: /Manager

STATE OF COLORADO

) ss.

City and County of Denver

The foregoing instrument was acknowledged before me this 27 day of July, 2015, by James Neenan as the Manager of One Belleview Station, LLC, a Delaware limited liability company, the Managing Member of One Belleview Station Phase I, LLC, a Delaware limited liability company on behalf of One Belleview Station Phase I, LLC.

Witness my hand and official seal.

My commission expires: 4115117

PATRICIA ANN ANDERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20134023444
MY COMMISSION EXPIRES APRIL 15, 2017

Patricia ann anolesson Notary Public

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