



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

FROM: Matt Bryner, Director Engineer-Architect
Right-of-Way Services

DATE: December 27, 2018

ROW #: 2018-Dedication-0000076 **SCHEDULE #:** 0234225030000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Public Alley.
Located near the intersection of Park Ave. West and Curtis 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 **(Park Place Condominiums)**

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-0000076-001) HERE.

A map of the area to be dedicated is attached.

MB/JS/bv

cc: Dept. of Real Estate, Katherine Rinehart
City Councilperson & Aides, Albus Brooks District # 9
Council Aide Chy Montoya
Council Aide Emily Brown
Council Aide Evelyn Barnes
City Council Staff, Zach Rothmier
Environmental Services, David Erickson
Public Works, Manager's Office, Alba Castro
Public Works, Manager's Office, Jason Gallardo
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-0000076

ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo
at jason.gallardo@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: December 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 Public Alley.
Located near the intersection of Park Ave. West and Curtis 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:** Jason Gallardo
- **Phone:** 720-865-8713
- **Email:** Jason.gallardo@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 (**Park Place Condominiums**)

****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 bounded by Curtis St., Park Ave. W., Champa St. and 22nd St.
- 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-0000076

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

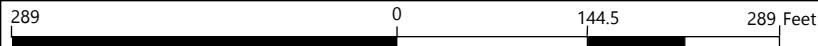
Will an easement relinquishment be submitted at a later date: N/A

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 Park Place Condominiums.



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
-  Lots/Blocks
- Parks
 -  All Other Parks; Linear
 -  Mountain Parks



PW Legal Description No. 2018-Dedication-0000076-001

Being that parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 7th day of November 2018, at Reception No. 2018144179 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

A portion of Lot 1 through 4, Block 114, Stile's Addition to the City of Denver, situated in the Northeast One-Quarter of Section 34, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado being more particularly described as follows:

The Southeasterly 2.00 feet of said Lots 1 through 4, further described as follows:

Beginning at the Easterly most corner of said Lot 1, said point being the point common to the Southwesterly Right-of-Way for Park Avenue West and the Northwesterly line of the 16 foot alley within said Block 114 and considering the 20 foot Range Line in Park Avenue West adjacent to said Block 114 to bear S 45°03'10" E with all bearings herein relative thereto;
Thence along the northwesterly line of said alley, S 44°54'45" W, a distance of 100.10 feet to the Southerly most point of said Lot 4;

Thence along the Southwesterly line of said Lot 4, N 45°03'30" W, a distance of 2.00 feet;
Thence N 44°54'45" E, a distance of 100.10 feet to a point on the said Southwesterly Right-of-Way for Park Avenue West;

Thence along said Southwesterly Right-of-Way, S 45°03'10" E, a distance of 2.00 feet to the Point of Beginning.

Containing 200 square feet or 0.005 acres, more or less.



11/07/2018 01:40 PM
City & County of Denver

R \$0.00

WD

2018144179

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 7 day of November, 2018, by **PARK PLACE DEVELOPERS, LP**, a limited partnership, whose address is 1700 Broadway St., Suite 640, Denver, CO 80290, 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.

Asset Mgmt. # 18-189

Project description: 2256 curbs st. 2018-Dedication-0000076

Asset Mgmt. # 18-189 Date: 11/7/18

Approved: Ker

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

ATTEST:

PARK PLACE DEVELOPERS, LP, a limited partnership

By: [Signature]

Name: Nathan Adams, Manager, AD Partnership, LLC, General Partner

Its: _____

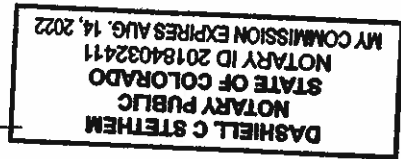
STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 7 day of November, 2018
by Nathan Adams, Manager, as AD Partnership, LLC, General Partner of **PARK PLACE DEVELOPERS,**
LP, a limited partnership.

Witness my hand and official seal.

My commission expires: Aug 14, 2022

[Signature]
Notary Public



**EXHIBIT A
SHEET 1 OF 2
LAND DESCRIPTION**

A portion of Lot 1 through 4, Block 114, Stile's Addition to the City of Denver, situated in the Northeast One-Quarter of Section 34, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado being more particularly described as follows:

The Southeasterly 2.00 feet of said Lots 1 through 4, further described as follows:

Beginning at the Easterly most corner of said Lot 1, said point being the point common to the Southwesterly Right-of-Way for Park Avenue West and the Northwesterly line of the 16 foot alley within said Block 114 and considering the 20 foot Range Line in Park Avenue West adjacent to said Block 114 to bear S 45°03'10" E with all bearings herein relative thereto;

Thence along the northwesterly line of said alley, S 44°54'45" W, a distance of 100.10 feet to the Southerly most point of said Lot 4;

Thence along the Southwesterly line of said Lot 4, N 45°03'30" W, a distance of 2.00 feet;

Thence N 44°54'45" E, a distance of 100.10 feet to a point on the said Southwesterly Right-of-Way for Park Avenue West;

Thence along said Southwesterly Right-of-Way, S 45°03'10" E, a distance of 2.00 feet to the Point of Beginning.

Containing 200 square feet or 0.005 acres, more or less.

Cameron M. Watson, PLS
Colorado License No. 38311
For and on behalf of Point Consulting, LLC
8460 W Ken Caryl Ave
Littleton, CO 80128
(720) 258-6836
cwatson@pnt-llc.com



EXHIBIT A
SHEET 2 OF 2

CCD RANGE POINT
FND 2.5" ALUMINUM CAP
0.3' DOWN IN WELL
HCL LS 11150

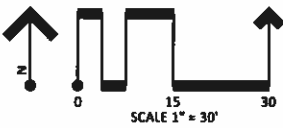
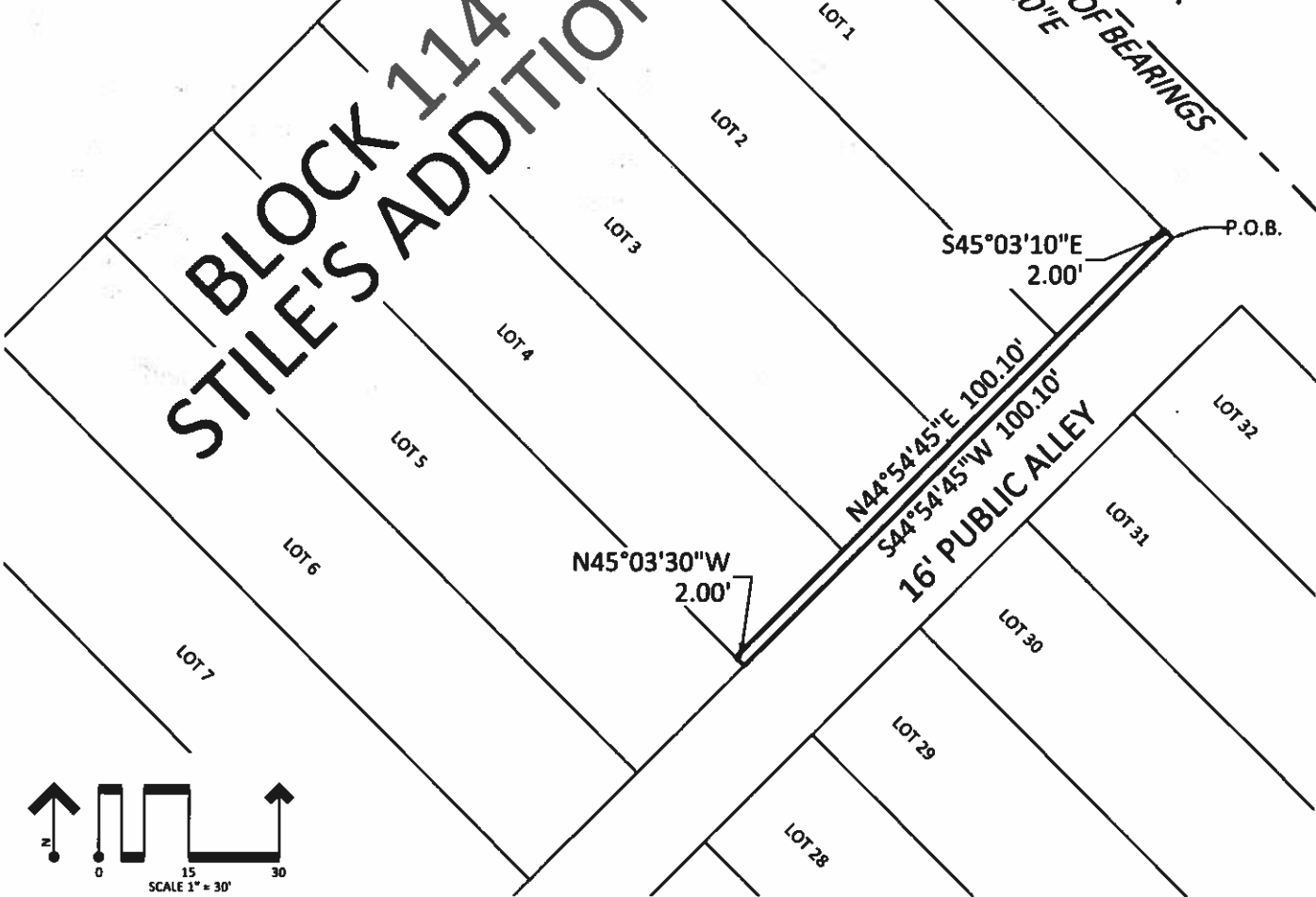
EXCEPTION PARCEL
REC. NO. 9300134470



CURTIS STREET
80' PUBLIC R.O.W.

PARK AVENUE WEST
80' PUBLIC R.O.W.
20' RANGE LINE - BASIS OF BEARINGS
S45°03'10"E

BLOCK 114
STILE'S ADDITION



8460 W Ken Caryl Ave
Littleton, CO 80128
720-258-6836
www.pnl-llc.com
PLANNING | ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

EXHIBIT
990 PARK AVENUE
DENVER, COLORADO

DATE	DESCRIPTION
10.29.18	ORIGINAL PREPARATION
JOB NO. 17 10.089	SHEET 2/2