



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

**TO:** Caroline Martin, City Attorney's Office

**FROM:** Robert J. Duncanson P.E., Engineering Manager II  
Right-of-Way Services

**DATE:** July 14, 2015

**ROW #:** 2014-Dedication-0092604      **SCHEDULE #:** Adjacent to 0232121007000, 0232121013000,  
and 0232121008000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as Public Alley.  
Located at the alley bounded by W. 22<sup>nd</sup> Ave., W. 23<sup>rd</sup> Ave., Eliot St. and Federal Blvd.

**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 (**Jefferson Park West Townhomes**)

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 # (2014-Dedication-0092604-001) HERE.**

A map of the area to be dedicated is attached.

RD/AG/BLV

cc: Asset Management, Steve Wirth  
City Councilperson & Aides, Susan Shepherd District # 1  
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, Karen Aviles  
Department of Law, Brent Eisen  
Department of Law, Carol Martin  
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 2014-Dedication-0092604

**ORDINANCE/RESOLUTION REQUEST**

Please email requests to Angela Casias  
at [angela.casias@DenverGov.org](mailto: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: July 14, 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 alley bounded by W. 22nd Ave., W. 23rd Ave., Eliot St. and Federal Blvd.

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 (Jefferson Park West Townhomes)

**\*\*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 W. 22<sup>nd</sup> Ave., W. 23<sup>rd</sup> Ave., Eliot St., and Federal Blvd
- d. **Affected Council District:** Susan Shepherd, Dist. 1
- 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.

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*To be completed by Mayor's Legislative Team:*

SIRE Tracking Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

Revised 02/01/15



## EXECUTIVE SUMMARY

**DENVER**  
THE MILE HIGH CITY

**Project Title: 2014-Dedication-0092604, Jefferson Park West Townhomes**

**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**

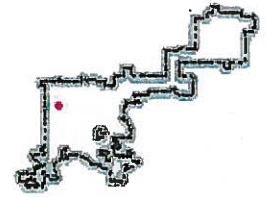
**Will an easement relinquishment be submitted at a later date: N/A**

**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, Jefferson Park West Townhomes**



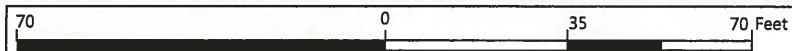
***Protecting the Present & Building the Future***  
Accountability, Innovation, Empowerment, Performance, Integrity,  
Diversity, Teamwork, Respect, Excellence, Safety

# Jefferson Park West Townhomes



### Legend

- Streams
- Irrigation Ditches Reconstructe  
(Gardeners)
- 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



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City and County of Denver

1: 550

Map Generated 7/13/2015

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.

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

A PARCEL OF LAND BEING A PORTION OF BLOCK 7, RATHBONE HEIGHTS LOCATED IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO CONVEYED BY A WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, AND RECORDED ON THE 9<sup>TH</sup> DAY OF JULY 2015, AT RECEPTION NUMBER 2015094897 IN CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL & BRASS TAG (L.S. ILLEGIBLE), ALSO BEING THE SOUTHWEST CORNER OF THE NORTH 8.0 FEET OF LOT 19, BLOCK 7, RATHBONE HEIGHTS; THENCE, N00°11'29"E, A DISTANCE OF 57.99 FEET ALONG THE WESTERLY LINES OF LOTS 19, 20, AND 21; THENCE, N00°10'32"E, A DISTANCE OF 53.46 FEET ALONG THE WESTERLY LINES OF LOTS 22, 23, AND 24; THENCE, DEPARTING WESTERLY LINE OF LOT 24, N89°37'47"E, A DISTANCE OF 1.33 FEET ALONG THE NORTHERLY LINE OF SOUTH 3.4 FEET OF SAID LOT 24; THENCE, DEPARTING NORTHERLY LINE OF SOUTH 3.4 FEET OF LOT 24, S00°11'02"W, A DISTANCE OF 111.47 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTH 8.0 FEET OF SAID LOT 19; THENCE, S89°59'55"W, A DISTANCE OF 1.33 FEET ALONG THE SOUTHERLY LINE OF THE NORTH 8.0 FEET OF LOT 19 TO THE **POINT OF BEGINNING**.

CONTAINING 148 SQUARE FEET (0.003 ACRES) MORE OR LESS.

WARRANTY DEED

THIS DEED, dated July 9, 2015, is between Eliot Partners, 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 ensealing 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.

Eliot Partners, LLC

By: [Signature]

Title: Nathan Adams, Authorized Signer

STATE OF Colorado

COUNTY OF Denver

The foregoing instrument was acknowledged before me this day 9th of July, 2015 by Nathan Adams as Authorized Signer of Eliot Partners, LLC.

Witness my hand and official seal.

My commission expires: May 29, 2019

[Signature]  
Notary Public

LISA KATHRYN PORTER  
NOTARY PUBLIC - STATE OF COLORADO  
My Identification # 20154021209  
Expires May 29, 2019

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

Asset Mgmt # 15-1a1

Asset Management: Date: 7-9-15 Approved: DEW

Project Description: 215-2223 Elbert St

# Alley Dedication

Located in a Portion of the Northeast  $\frac{1}{4}$  of Section 32, Township 3 South,  
Range 68 West of the 6th P.M.,  
City and County of Denver, State of Colorado

Page 1 of 2

## Land Description:

A parcel of land being a Portion of Block 7, Rathbone Heights located in the Northeast  $\frac{1}{4}$  of Section 32, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at a Mag Nail & Brass Tag (L.S. Illegible), also being the Southwest corner of the North 8.0 feet of Lot 19, Block 7, Rathbone Heights;

Thence, N00°11'29"E, a distance of 57.99 feet along the Westerly lines of Lots 19, 20, and 21;

Thence, N00°10'32"E, a distance of 53.46 feet along the Westerly lines of Lots 22, 23, and 24;

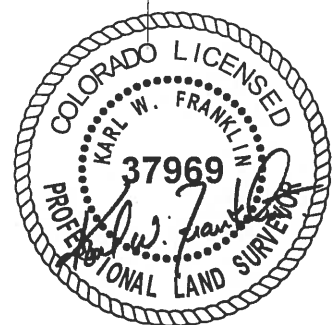
Thence, departing Westerly line of said Lot 24, N89°37'47"E, a distance of 1.33 feet along the Northerly line of South 3.4 feet of said Lot 24;

Thence, departing Northerly line of South 3.4 feet of said Lot 24, S00°11'02"W, a distance of 111.47 feet to a point on the Southerly line of the North 8.0 feet of said Lot 19;

Thence, S89°59'55"W, a distance of 1.33 feet along the Southerly line of the North 8.0 feet of said Lot 19 to the **POINT OF BEGINNING;**

Containing 148 Square Feet (0.003 Acres) More or Less.

Basis of Bearing: North line of South 3.4 Feet of Lot 24, Block 7, Rathbone Heights. Said Bearing of N89°37'47"E.



5/11/2015

Prepared By:  
**EVstudio Civil Engineering, LLC**  
Karl W. Franklin, PE-PLS-EXW  
Colorado PLS 37969

Date: 5/11/15  
Job No. CE14-215

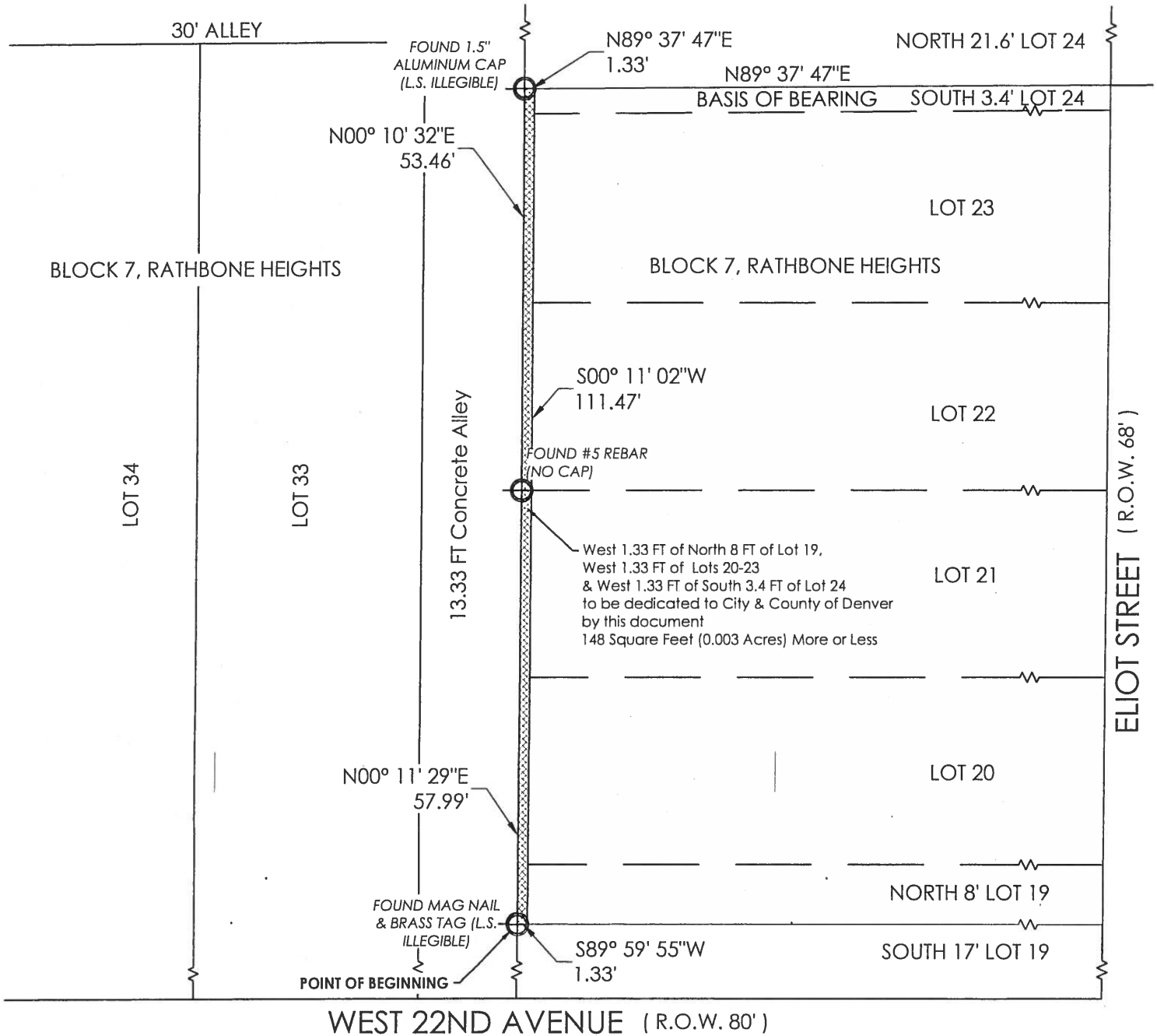
**EVstudio**  
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# Alley Dedication

Located in a Portion of the Northeast  $\frac{1}{4}$  of Section 32, Township 3 South,  
Range 68 West of the 6th P.M.,  
City and County of Denver, State of Colorado

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

**EV**studio  
civil engineering

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**Legend:**



Prop. Alley Dedication