



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

**TO:** Karen Walton, City Attorney's Office  
**FROM:** Robert J. Duncanson P.E., Engineering Manager II  
Right-of-Way Services

**DATE:** April 1, 2014

**ROW #:** 2014-0051-16    **SCHEDULE #:** 0512508031000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as Public Alley.  
Located between Irving St., Hooker St., W. 17<sup>th</sup> Ave. and W. 18<sup>th</sup> Ave.

**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 (1700 Irving)

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 # ( 2014-0051-16-001) 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, Gretchen Williams
- Environmental Services, David Erickson
- Public Works, Manager's Office, Alba Castro
- Public Works, Manager's Office, Nancy Kuhn
- Public Works, Right-of-Way Engineering Services, Rob Duncanson
- Department of Law, Karen Aviles
- Department of Law, Brent Eisen
- Department of Law, Karen Walton
- Public Works Survey, Ali Gulaid
- Public Works Survey, Paul Rogalla
- Owner: City and County of Denver
- Project file folder 2014-0051-16

## ORDINANCE/RESOLUTION REQUEST

Please email requests to Nancy Kuhn at [Nancy.Kuhn@Denvergov.org](mailto:Nancy.Kuhn@Denvergov.org) by **NOON 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: April 1, 2014

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, 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 between Irving St., Hooker St., W. 17th Ave. and W. 18th Ave.

3. **Requesting Agency:** PW Right of Way Engineering Services

4. **Contact Person:** *(With actual knowledge of proposed ordinance/resolution.)*

- **Name:** Barbara Valdez
- **Phone:** 720-865-3153
- **Email:** [Barbara.valdez@denvergov.org](mailto: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:** Nancy Kuhn
- **Phone:** 720-865-8720
- **Email:** [Nancy.Kuhn@denvergov.org](mailto:Nancy.Kuhn@denvergov.org)

6. **General description 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 (1700 Irving)

**\*\*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.)*

- a. **Contract Control Number:** N/A
- b. **Duration:** Permanent
- c. **Location:** Between Irving St., Hooker St., W. 17th Ave. and W. 18th Ave.
- d. **Affected Council District:** Dist. 1 Susan Shepherd
- e. **Benefits:** N/A
- f. **Costs:** N/A

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:** 2014-0051-16 Dedication, 1700 Irving

**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, 1700 Irving



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

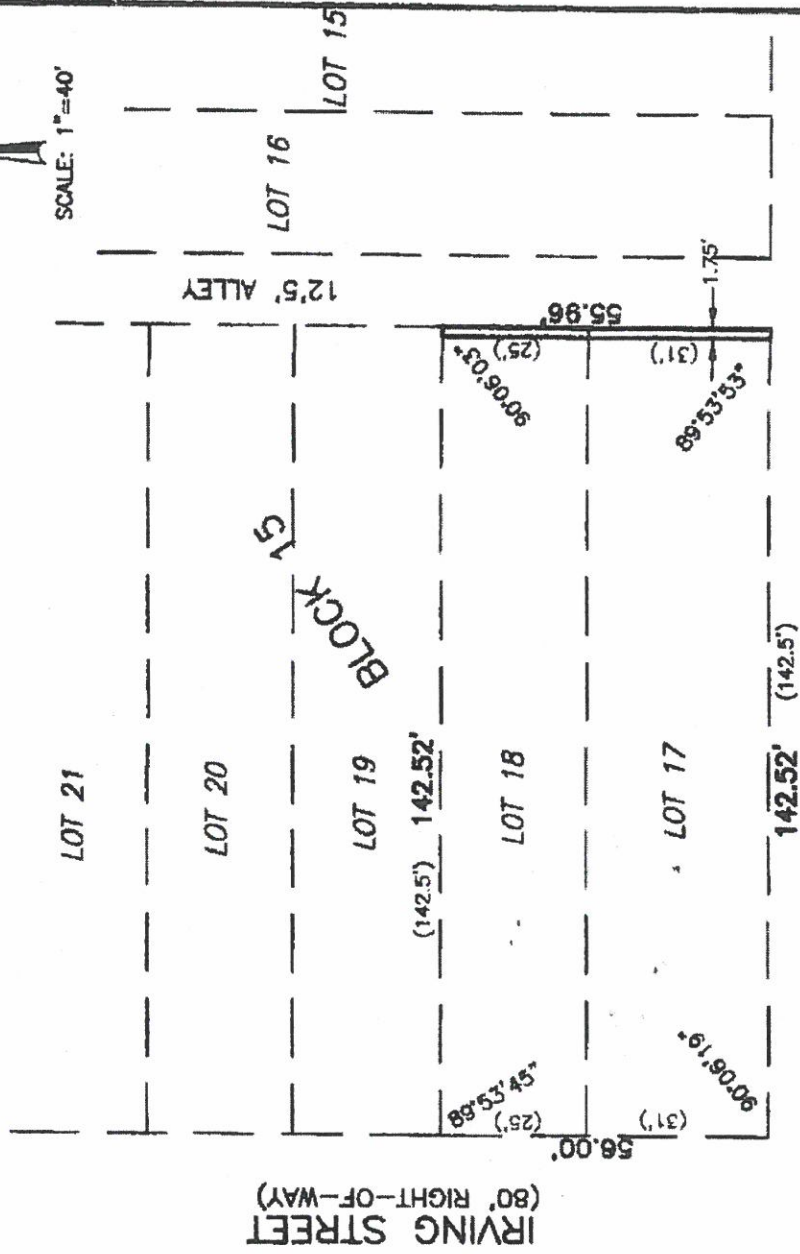


LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 32, TOWNSHIP 3 S, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY & COUNTY OF DENVER, RECORDED ON THE 18<sup>TH</sup> OF SEPTEMBER 2013 BY RECEPTION NUMBER 2013137830 IN THE CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1.75 FEET OF  
LOTS 17 AND 18, BLOCK 15,  
CHELTENHAM HEIGHTS THOMAS RE-SUB  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

# EXHIBIT "A"



WEST 17TH AVENUE  
(80' RIGHT-OF-WAY)



**LEGAL DESCRIPTION**

THE EAST 1.75 FEET OF  
LOTS 17 AND 18, BLOCK 15,  
CHELTENHAM HEIGHTS THOMAS RE-SUB  
CITY AND COUNTY ON DENVER, STATE OF COLORADO

PWSJ LAND SURVEYORS 3545 S. PLATTE RIVER DR., UNIT M-3, SHERIDAN, CO. 80110  
(303) 904-1345



2013137830

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CITY & COUNTY OF DENVER  
ASSET MANAGEMENT  
201 W. COLFAX AVE DEPT 1010  
DENVER, CO 80202

City & County Of Denver

RD. 00

00.00

WARRANTY DEED

THIS DEED, dated September 12<sup>th</sup>, 2013, is between 1700 Developers, LLC, whose address is 2899 N. Speer Boulevard, Unit 101, Denver, CO 80211 ("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 sealing 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.

1700 Developers, LLC

BY:

Title: Daniel, 1700 Developers, LLC

STATE OF Colorado  
COUNTY OF Denver

CERTIFICATION

The Clerk and Recorder for the CITY AND COUNTY OF DENVER State of Colorado does hereby certify this document to be a full, true and correct copy of the original document recorded in my office.



Clerk and Recorder  
by [Signature]  
Deputy County Clerk  
Date September 18, 2013  
**Bridget M. Svalberg**

The foregoing instrument was acknowledged before me this day 12 of September, 2013 by Matthew Adams, as owner of 1700 Developers, LLC.

Witness my hand and official seal.

My commission expires: May 2 2016

[Signature]  
Notary Public

JUSTIN ARCHULETTA

NOTARY PUBLIC, STATE OF COLORADO

Asset Mgmt # 13-122

Asset Management  
Date: 9-18-13  
[Signature]  
Approved

Project Description: 1700 floor plan  
[Signature]