




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

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

**FROM:** Ted Christianson P.E., Engineering Manager II  
Right-of-Way Services 

**DATE:** March 24, 2017

**ROW #:** 2016-Dedication-0000107      **SCHEDULE #:** 0513511012000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as S. Colorado Blvd. Located at the intersection of E. Kentucky Ave. and S. Colorado 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 S. Colorado Blvd. 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 **(915, 917 & 925 S. Colorado Blvd New Retail)**

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 S. Colorado Blvd. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2016-Dedication-0000107-001) HERE.**

A map of the area to be dedicated is attached.

RD/JC/BV

cc: Asset Management, Robert Koehler  
City Councilperson & Aides, Paul Kashman District # 6  
Council Aide Val Kerns  
Council Aide Brent Fahrberger  
City Council Staff, Zach Rothmier  
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, Ted Christianson  
Department of Law, Brent Eisen  
Department of Law, Shaun Sullivan  
Department of Law, Caroline Martin  
Department of Law, Cindy Cooley  
Public Works Survey, John Clarke  
Public Works Survey, Paul Rogalla  
Owner: City and County of Denver  
Project file folder 2016-Dedication-0000107

## 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: March 24, 2017

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 S. Colorado Blvd.  
Located at the intersection of E. Kentucky Ave. and S. Colorado Blvd.

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:** 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 S. Colorado Blvd. 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 (915, 917 & 925 S. Colorado Blvd New Retail)

**\*\*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:** Kentucky and S. Colorado Blvd.
- d. **Affected Council District:** Paul Kashman Dist. 6
- 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: 2016-Dedication-0000107, 915, 917 & 925 S. Colorado Blvd. New Retail**

**Description of Proposed Project: Dedicate a parcel of public right of way as S. Colorado 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 to dedicate it as Public Right-of-Way, as a part of a development project called, 915, 917 & 925 S. Colorado Blvd. New Retail**

PW Legal Description No. 2016-Dedication-0000107-001

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 07TH DAY OF FEBRUARY, 2015, AT RECEPTION NUMBER 2017016545 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

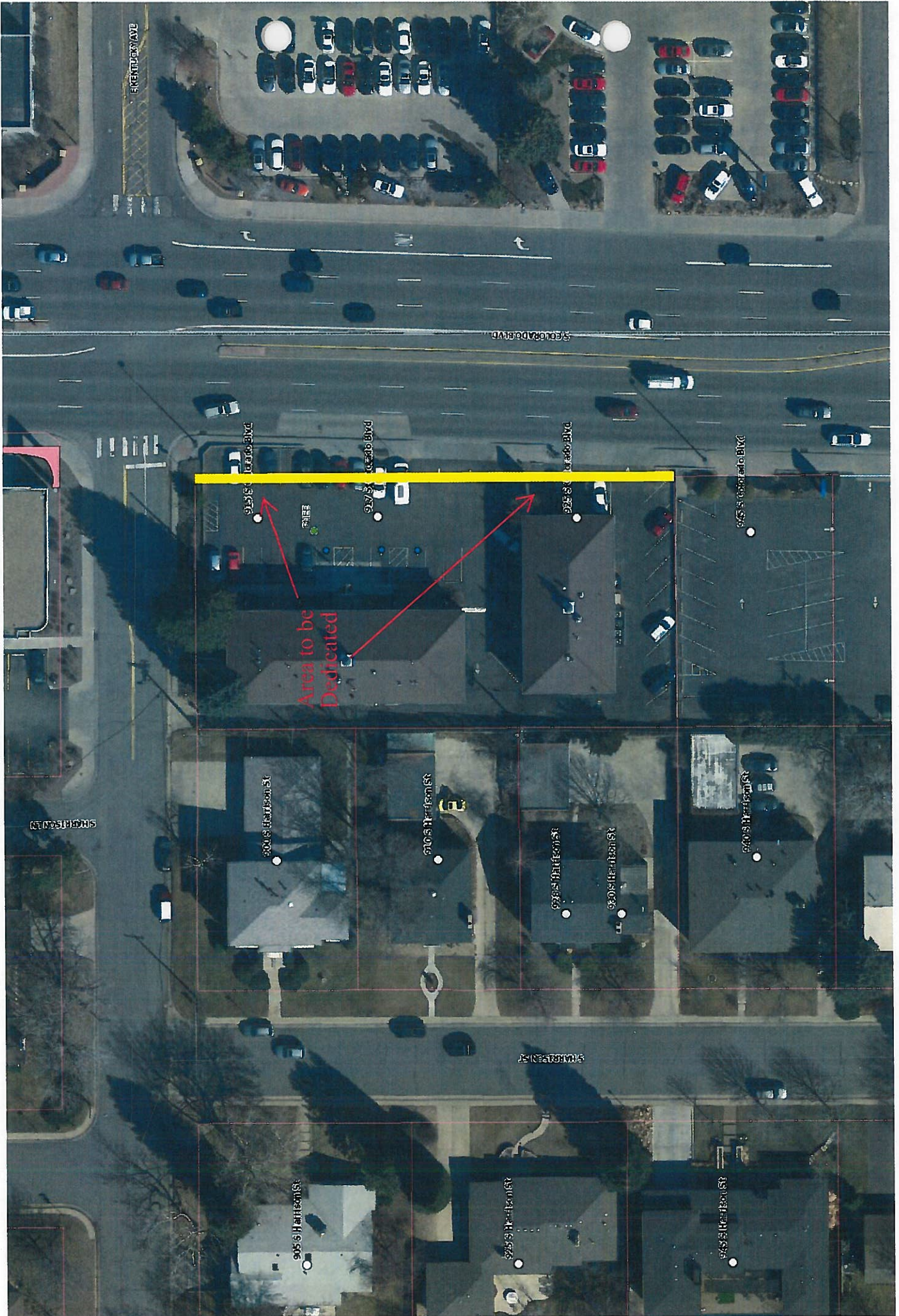
A PARCEL OF LAND BEING A PORTION OF LOTS 40 TO 48, INCLUSIVE, BLOCK 8, BELCARO PARK, BLOCKS 5, 6, 7 AND 8 (ALSO KNOWN AS BLOCK 5 TO 8, LAKOTA HEIGHTS); SITUATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS  $S00^{\circ}14'44''W$  ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, ALL BEARINGS HEREIN BEING RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 48; THENCE  $S89^{\circ}37'55''E$ , ALONG THE NORTH LINE OF SAID LOT 48, A DISTANCE OF 105.21 FEET TO THE POINT OF BEGINNING; THENCE  $S89^{\circ}37'55''E$ , CONTINUING ALONG THE NORTH LINE OF SAID LOT 48, A DISTANCE OF 8.00 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND FOR PUBLIC RIGHT OF WAY TO THE COLORADO DEPARTMENT OF HIGHWAYS DESCRIBED AT BOOK 8011, PAGE 495 FILED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE; THENCE  $S02^{\circ}01'41''W$ , ALONG THE WEST LINE OF THE LANDS DESCRIBED AT SAID BOOK 8011, PAGE 495, A DISTANCE OF 225.04 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 40; THENCE  $N89^{\circ}42'06''W$ , ALONG THE SOUTH LINE OF SAID LOT 40, A DISTANCE OF 8.00 FEET; THENCE  $N02^{\circ}01'41''E$  A DISTANCE OF 225.05 FEET THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 1800 SQUARE FEET OR 0.041 ACRES MORE OR LESS.





KENTUCKY AVE

S BLOOMINGDALE BLVD

925 S BLOOMINGDALE BLVD

927 S BLOOMINGDALE BLVD

929 S BLOOMINGDALE BLVD

925 S BLOOMINGDALE BLVD

Area to be Dedicated

S BLOOMINGDALE BLVD

906 S BLOOMINGDALE BLVD

910 S BLOOMINGDALE BLVD

922 S BLOOMINGDALE BLVD

924 S BLOOMINGDALE BLVD

926 S BLOOMINGDALE BLVD

S BLOOMINGDALE BLVD

908 S BLOOMINGDALE BLVD

912 S BLOOMINGDALE BLVD

928 S BLOOMINGDALE BLVD



WARRANTY DEED

THIS DEED, dated February 1, 2017, is between 915 SOUTH COLORADO BOULEVARD LLC, a Florida 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 enrolling 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.

915 SOUTH COLORADO BOULEVARD LLC

By: [Signature]  
Title: Manager

STATE OF Florida  
COUNTY OF Broward

The foregoing instrument was acknowledged before me this day 1 of February, 2017 by Ira Lang as Manager of 915 South Colorado Boulevard LLC.

Witness my hand and official seal.  
My commission expires:

[Signature]  
Notary Public



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

Asset Mgmt. # 16-235  
Asset Management  
Date: 02-07-17  
Approved  
Project Description  
WD  
915 South Colorado Blvd, LLC

A PARCEL OF LAND BEING A PORTION OF LOTS 40 TO 48, INCLUSIVE, BLOCK 8, BELCARO PARK, BLOCKS 5, 6, 7 AND 8 (ALSO KNOWN AS BLOCK 5 TO 8, LAKOTA HEIGHTS); SITUATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THE ABOVE DESCRIPTION CONTAINS 1800 SQUARE FEET OR 0.041 ACRES MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED BY:  
DON LAMBERT, PLS 30830  
FOR AND ON BEHALF OF Esi land surveying, llc

SHEET 1 OF 2

*Esi land  
surveying, llc*

3531 S. Logan St. D-324  
Englewood, CO 80113  
Ph: 303-340-0113

**EXHIBIT A**

2015-PROJMSTR-0000243-ROW

NLY LINE SE1/4, SE1/4, SEC. 13

N89°37'55"W

30' RANGE LINE

**EAST KENTUCKY AVE.**

(60' PUBLIC RIGHT OF WAY)

L7

6.5'

20.0'

20' RANGE LINE

ELY LINE SE1/4, SE1/4, SEC. 13

BASIS OF BEARINGS

S00°14'44"W

(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

**SOUTH COLORADO BLVD**

EAST 10' OF LOTS 40-48

CDOT PARCEL - BK. 8011, PG. 495

LOT 1

16.0'

POINT OF COMMENCEMENT

LOT 48

LOT 2

LOT 47  
**BLOCK 8**

POINT OF BEGINNING

10.0'

LOT 3

LOT 48

8.0'

LOT 4

LOT 45

LOT 5

LOT 44

LOT 6

LOT 43

LOT 7

LOT 8

16' UTILITY EASEMENT RESERVED AT ALLEY VACATION ORD. 67 SERIES 1950

LINE TABLE		
LINE	BEARING	DIST.
L1	S89°37'55"E	105.21
L2	S89°37'55"E	8.00
L3	S02°01'41"W	225.04
L4	N89°42'06"W	8.00
L5	N02°01'41"E	225.05

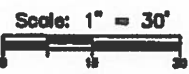
LOT 41

LOT 40

8.0'

LOT 39

13.5'



SHEET 2 OF 2

*Esi land surveying, llc*

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