



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

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

**FROM:** Matt Bryner, P.E. Senior Engineering Manager  
Right-of-Way Services

**DATE:** September 28, 2017

**ROW #:** 2016-Dedication-0000233      **SCHEDULE #:** 0227902012000

**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. and Blake 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 (**Even Hotel**)

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 # (2016-Dedication-0000233-001) HERE.**

A map of the area to be dedicated is attached.

MB/PR/BV

cc: Asset Management, Robert Koehler  
City Councilperson & Aides, Albus Brooks District # 9  
Council Aide Chy Montoya  
Council Aide Brande Micheau  
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, Matt Bryner  
Department of Law, Brent Eisen  
Department of Law, Shaun Sullivan  
Department of Law, Caroline Martin  
Department of Law, Stan Lechman  
Department of Law, Cynthia Devereaux  
Public Works Survey, Paul Rogalla  
Public Works Survey, Paul Rogalla  
Owner: City and County of Denver  
Project file folder 2016-Dedication-0000233

## 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: September 28, 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 Public Alley.  
Located near the intersection of Park Ave. and Blake 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:** 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 (**Even Hotel**)

**\*\*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 near Park Ave. and Blake St.
- d. **Affected Council District:** Dist. #9 Albus Brooks
- 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-0000233, Even Hotel**

**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, Even Hotel.**



Area to be Dedicated

### Legend




















-  Streams
-  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



EXHIBIT "A"

LEGAL DESCRIPTION

THE SOUTHEASTERLY 2.00 FEET OF LOTS 1, 2, 3 AND 4, BLOCK 35,  
EAST DENVER, COMMONLY KNOWN AS STECK'S ADDITION TO DENVER,  
EXCEPT, THE SOUTHWESTERLY 1.50 FEET THEREOF,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SAID PARCEL CONTAINS 197 SQUARE FEET.



PREPARED BY:  
KARL E. CHESLEY, COLO. PLS. #37054,  
FOR, AND ON BEHALF OF:  
R&R ENGINEERS-SURVEYORS, INC.  
710 W. COLFAX AVENUE  
DENVER, CO 80204  
303-753-6730  
OCTOBER 26, 2016



2017101010  
Page: 1 of 5  
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 31st day of July, 2017, by **2250 BLAKE STREET HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, whose address is Three Ravinia Drive, Suite 100, Atlanta, GA 30346 (“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 Exhibit A attached 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, except general taxes and assessments for the year 2017 and subsequent years and subject to those items set forth on Exhibit B attached hereto and incorporated herein.

No separate bill of sale with respect to improvements on the Property will be executed.

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

ATTEST:

2250 BLAKE STREET HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: Joel Eisenmann

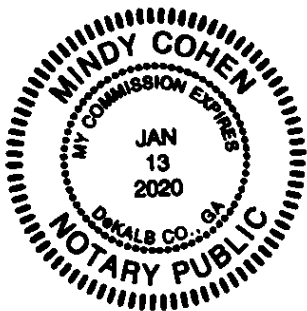
Its: SVP

STATE OF Georgia )  
COUNTY OF DeKalb ) ss.

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of July, 2017 by Joel Eisenmann, as SVP of 2250 BLAKE STREET HOTEL, LLC.

Witness my hand and official seal.

My commission expires: January 13, 2020



Mindy Cohen  
Notary Public

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**THE SOUTHEASTERLY 2.00 FEET OF LOTS 1, 2, 3 AND 4, BLOCK 35,  
EAST DENVER, COMMONLY KNOWN AS STECK'S ADDITION TO DENVER,  
EXCEPT, THE SOUTHWESTERLY 1.90 FEET THEREOF,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

**SAID PARCEL CONTAINS 196.20 SQUARE FEET.**

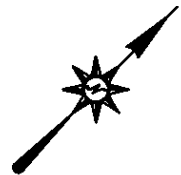
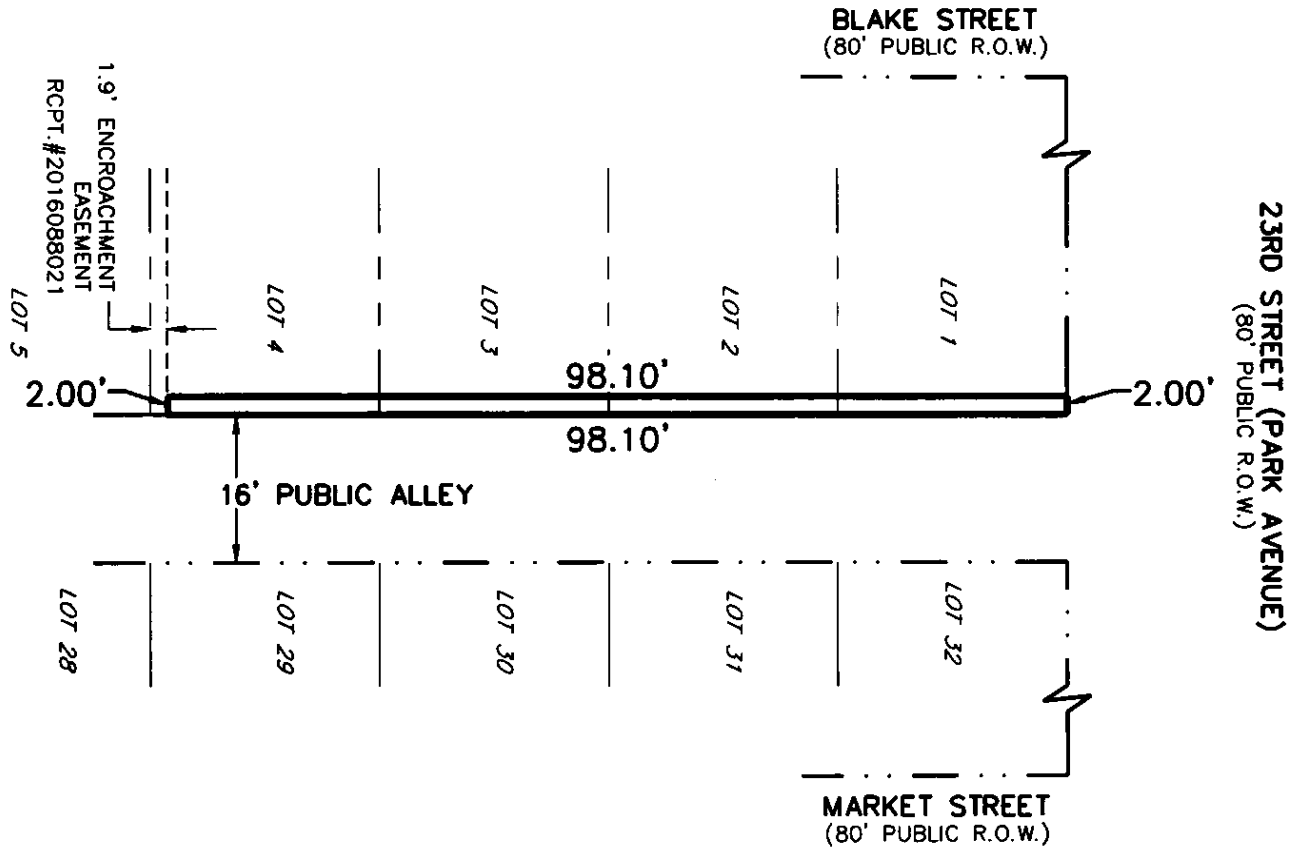


**PREPARED BY:  
STACY LYNN BALZER, COLO. PLS. #38495,  
FOR, AND ON BEHALF OF:  
R&R ENGINEERS-SURVEYORS, INC.  
710 W. COLFAX AVENUE  
DENVER, CO 80204  
303-753-6730  
JULY 13, 2017**



### EXHIBIT "A"

A PORTION OF LOTS 1, 2, 3 AND 4, BLOCK 35, EAST DENVER,  
COMMONLY KNOWN AS STECK'S ADDITION TO DENVER,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.




**NOTE**

THIS DRAWING IS MEANT TO DEPICT THE ATTACHED LEGAL DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

SCALE: 1"=20'

PARCEL CONTAINS 197 SQ. FT.

<b>RIGHT-OF-WAY DEDICATION</b>		Sheet 2 of 2		<b>R&amp;R ENGINEERS-SURVEYORS, INC.</b> 710 WEST COLFAX AVENUE DENVER, COLORADO 80204 PH: 303-733-6730 - FAX: 303-733-6568 WWW.RRENGINEERS.COM
Date: 07/13/2017				
Drawn: TPF				
Checked: SLB				
Job No.: MD16026				

**EXHIBIT "B" TO SPECIAL WARRANTY DEED**

Property Address: **2250 BLAKE ST. DENVER CO 80205**

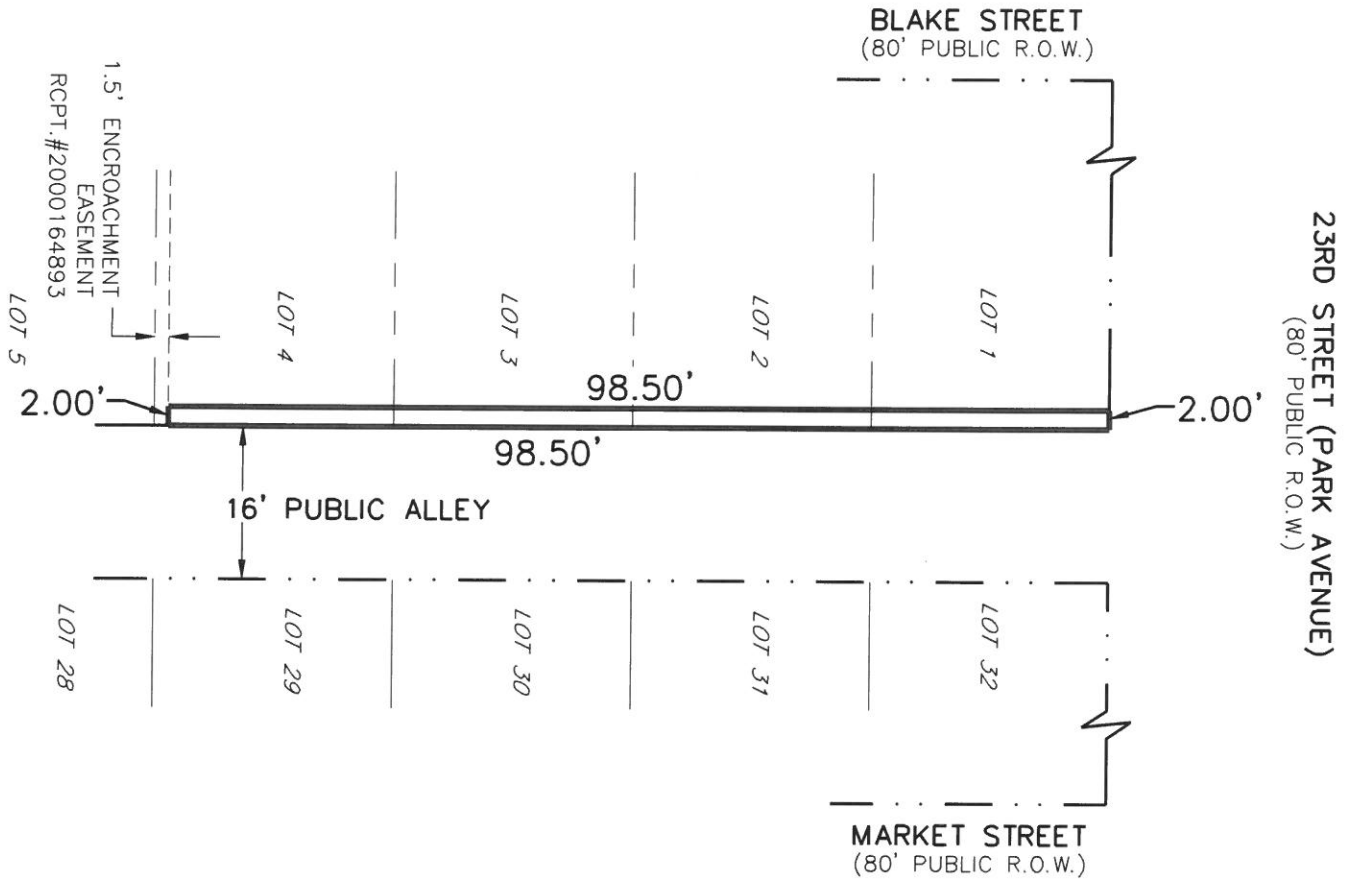
**TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE #342, SERIES OF 2002, DESIGNATING THE BALLPARK NEIGHBORHOOD HISTORIC DISTRICT AS A DISTRICT FOR PRESERVATION RECORDED MAY 08, 2002 UNDER RECEPTION NO. 2002084731, AND ANY TAX, LIEN, FEE OR ASSESSMENT THEREIN.**

**ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE 22ND STREET AND PARK AVENUE WEST PEDESTRIAN MALL LOCAL MAINTENANCE DISTRICT, AS EVIDENCED BY INSTRUMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO THOSE INSTRUMENTS RECORDED NOVEMBER 28, 2011 UNDER RECEPTION NO. 2011133721, NOVEMBER 26, 2012 UNDER RECEPTION NO. 2012162139, NOVEMBER 25, 2013 UNDER RECEPTION NO. 2013169599, OCTOBER 8, 2014 UNDER RECEPTION NO. 2014122516 AND NOVEMBER 18, 2015 UNDER RECEPTION NO. 2015161427.**

**TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ORDINANCE NO. 20161030 RECORDED NOVEMBER 23, 2016 UNDER RECEPTION NO. 2016164515.**

### EXHIBIT "A"

A PORTION OF LOTS 1, 2, 3 AND 4, BLOCK 35, EAST DENVER,  
COMMONLY KNOWN AS STECK'S ADDITION TO DENVER,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.




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Date:	10/26/16			
Drawn:	TPF			
Checked:	KEC			
Job No.:	MD16026			