



**DENVER**  
THE MILE HIGH CITY

**Department of Public Works**  
Capital Projects Management  
Permit Operations and Right of Way Enforcement  
Infrastructure Planning & Programming  
Traffic Engineering Services  
201 W. Colfax Avenue  
Denver, CO 80202  
www.denvergov.org

**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:** January 10, 2012

**ROW #:** 2010-0199-02      **SCHEDULE #:** Parcel # 1-0228302024000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as a public alley.  
Located at the intersection of W 32<sup>nd</sup> Ave and Tejon 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 a 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 1936 W. 32<sup>nd</sup> Ave.

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 a Public Alley. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW (# 2010-0199-001) HERE.**

A map of the area to be dedicated is attached.

RD/AG/AL 

- cc: Asset Management, Steve Wirth
- City Councilperson, Judy Montero, District #9
- City Council Staff, Gretchen Williams
- Environmental Services, David Erickson
- Public Works, Manager's Office, Alba Castro
- Public Works, Manager's Office, Christine Downs
- Public Works, Manager's Office, Stacie Loucks
- Public Works, Right-of-Way Engineering Services, Rob Duncanson
- Department of Law, Karen Aviles
- Department of Law, Karen Walton
- Department of Law, Arlene Dykstra
- Public Works Survey, Ali Gulaid
- Public Works Survey, Paul Rogalla
- Owner: City and County of Denver
- Project file folder 2010-0199-02



# ORDINANCE/RESOLUTION REQUEST

Please email requests to Stacy Loucks at  
Stacie.Loucks@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: January 10, 2012

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 a public alley.  
Located at the intersection of W 32<sup>nd</sup> Ave and Tejon St.

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

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

- **Name:** Adrienne Lorantos
- **Phone:** 720-865-3119
- **Email:** Adrienne.lorantos@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:** Stacie Loucks
- **Phone:** 720-865-8720
- **Email:** Stacie.Loucks@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 a 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 1936 W. 32<sup>nd</sup> Ave.

*\*\*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:** The alley near W 32<sup>nd</sup> Ave and Tejon St
- d. **Affected Council District:** Dist # 9 Montero
- 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: \_\_\_\_\_



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## EXECUTIVE SUMMARY

**Project Title:**2010-0199-02, Dedication, 1936 W 32<sup>nd</sup> Ave

**Description of Proposed Project:**To dedicate a parcel of land as Public Right of Way as a public alley.

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project:**This land was deeded to the City for 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

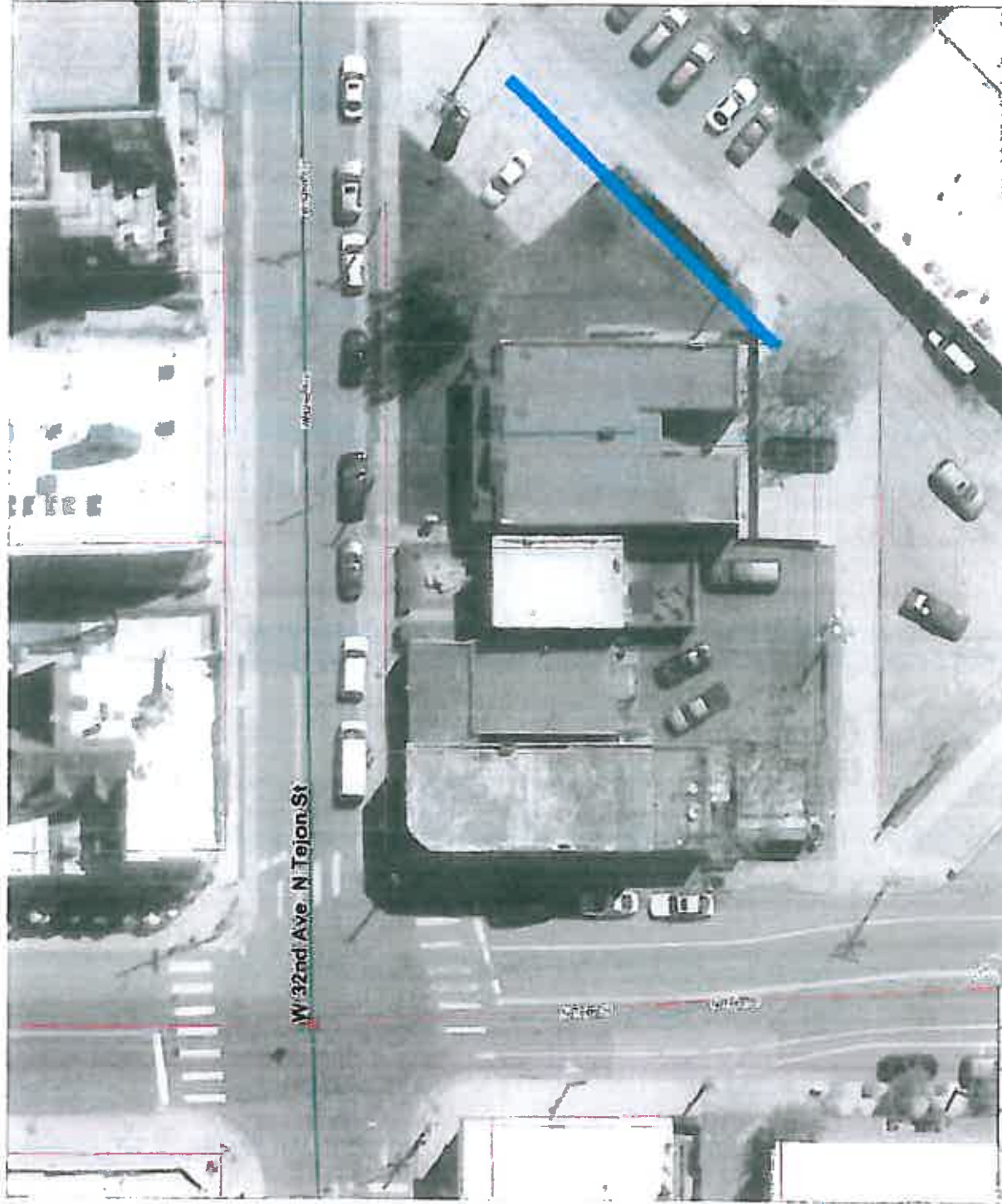
**Will an easement relinquishment be submitted at a later date:**N/A

**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, 1936 W. 32<sup>nd</sup> Ave.



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

# Alley at 32nd and Tejon



- Denver County (Boundary)
- Street Classification
- Arterial
- Collector
- Local
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- 2010 Color
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

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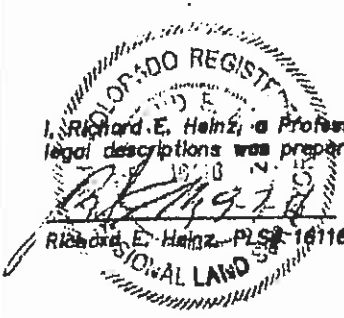
**LEGAL DESCRIPTION FOR ALLEY DEDICATION**

**DESCRIPTION FOR ALLEY DEDICATION AS FOLLOWS:**

**A 3 foot wide parcel being a portion of Lot 6, Block 22, Kasserman's Addition and part of Wheelers Addition in the SW 1/4, Section 28, Township 3 South, Range 68 West of the 8th P.M., City and County of Denver, State of Colorado, being described as follows:  
Commencing 189.65 feet East of the Northwest corner of said Block 22, Kasserman's Addition and part of Wheelers Addition, thence S44°22'43"E a distance of 39.27 feet to the true point of beginning; thence S44°37'15"W a distance of 88.60 feet; thence S00°00'20"W a distance of 4.27 feet; thence N44°37'15"E a distance of 91.59 feet; thence N44°22'43"W a distance of 3.00 feet to the point of beginning.**

**Containing 270 SQ. FT. or .006 Acres more or less.**

I, Richard E. Heinz, a Professional Land Surveyor, Registered in the State of Colorado, do hereby certify that the above legal descriptions was prepared by me or under my direct supervision.



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

WARRANTY DEED

THIS DEED, is dated OCTOBER 31, 2011, and is made between SKYLINE ON 32ND AVENUE, LLC A COLORADO LIMITED LIABILITY COMPANY

**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 Bridget M. Svab  
Deputy County Clerk  
Date OCTOBER 31  
**Bridget M. Svab**

(whether one, or more than one), the "Grantor," of the \* CITY & County of DENVER and State of COLORADO and CITY & COUNTY OF DENVER, A COLORADO MUNICIPAL CORPORATION & HOME RULE CITY

(whether one, or more than one), the "Grantee," whose legal address is 1437 BANNOCK ST. DENVER, CO 80202

of the CITY & County of DENVER and State of COLORADO

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS & OTHER GOOD & VALUABLE CONSIDERATION ( \$ 10.00 ), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the CITY & County of DENVER and State of Colorado, described as follows:

FOR A LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF THIS GENERAL WARRANTY DEED

also known by street address as: VACANT LAND and assessor's schedule or parcel number:

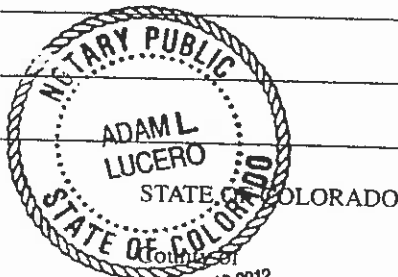
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and 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 and the Grantee's heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law and 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 soever, except and subject to:  none; or  the following matters:

And the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, but not any adjoining vacated street or alley, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof.

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



SKYLINE ON 32ND AVENUE, LLC

BY: [Signature]

TITLE: Owner - Manager

The foregoing instrument was acknowledged before me this 28 day of OCTOBER, 2011 by

Witness my hand and official seal.  
My commission expires: 12/19/2012

[Signature]  
Notary Public

\*Insert "City and" if applicable.

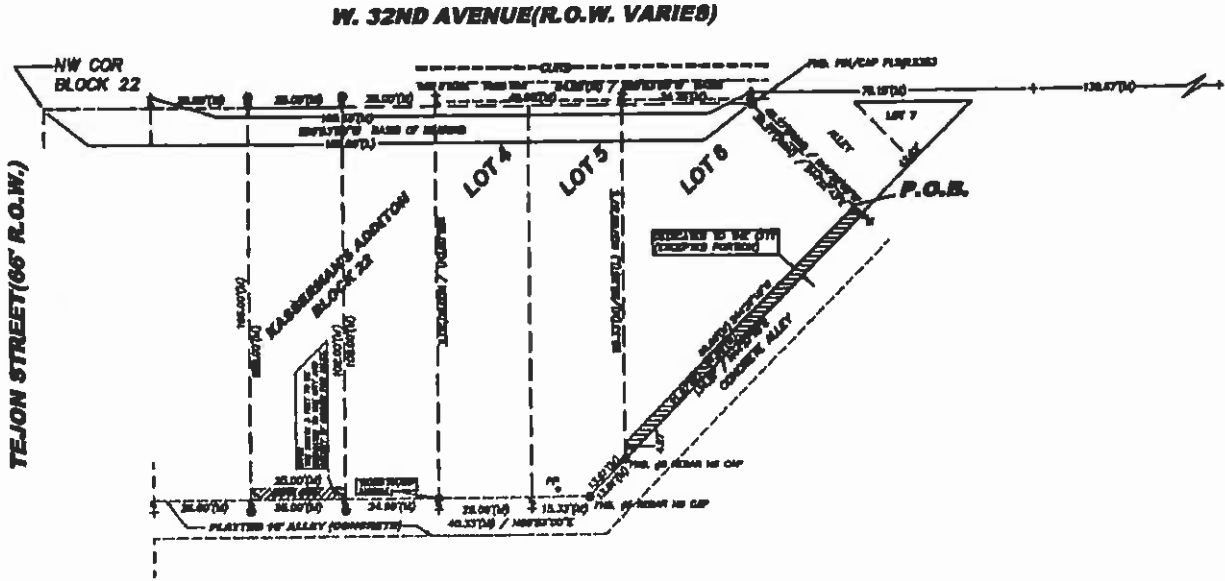
Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

Asset Mgmt. # 6-072  
Asset Management  
Date: 10-31-11  
Approved [Signature]

P. Post Description: Key 1936 W 32nd Ave



# ALLEY DEDICATION EXHIBIT



Scale 1" = 50'

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ABOVE ALLEY DEDICATION.

**AAA SURVEYING SERVICES, LLC**  
 P.O. BOX 2055 ARVADA, CO 80001-2055  
 303-519-7015/FAX 303-940-4927

JOB NO. 10-32ND

PAGE 1 OF 2

DATE: 06/16/2010

DRAWN: BP

SCALE 1"=50'