



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Charlene Thompson, City Attorney's Office

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

DATE: April 6, 2016

ROW #: 2015-Dedication-0000120 **SCHEDULE #:** 0234208001000 and 0234208003000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Public Alley.
Located at the intersection of 25th St. and Larimer.

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 (**Ramble 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 # (2015-Dedication-0000120-001) HERE.

A map of the area to be dedicated is attached.

RD/PR/BLV

cc: Asset Management, Steve Wirth
City Councilperson & Aides, Albus Brooks District # 9
Council Aide Chy Montoya
Council Aide Brande Micheau
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, Brent Eisen
Department of Law, Charlene Thompson
Department of Law, Adam Hernandez
Department of Law, Angela Garcia
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2015-Dedication-0000120

ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias
at 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: April 6, 2016

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 intersection of 25th St. and Larimer.

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 (**Ramble 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:** 25th St. and Larimer
- d. **Affected Council District:** Albus Brooks Dist. 9
- 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.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

DENVER
THE MILE HIGH CITY

Project Title: 2015-Dedication-0000120, Ramble 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, Ramble Hotel.

A parcel of land conveyed by Warranty deed to the City and County of Denver, recorded on the 22nd day of March, 2016, at Reception Number 2016035803 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly as follows:

The southeasterly 2.00 feet of Lots 1, 2, 3 and 4, Block 60,
Curtis and Clarke's Addition to the City of Denver,
City and County of Denver, State of Colorado.

Containing 201 square feet (0.005 acres), more or less.



City and County of Denver



Legend

- Streams
- Irrigation Ditches Reconstruct (Gardens)
- 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

72 0 36 72 Feet

1: 562 Map Generated 4/5/2016

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

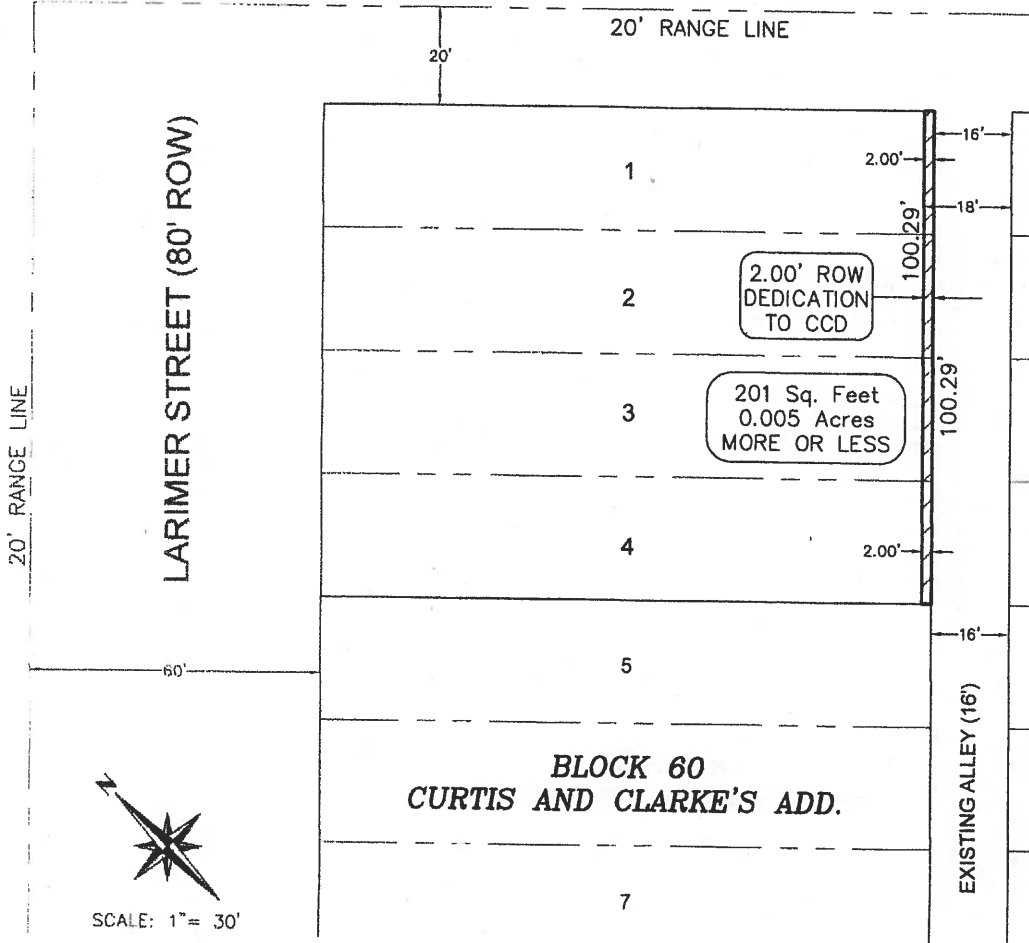
The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.

THIS IS NOT A LEGAL DOCUMENT.

CBM SURVEYS, INC.
 LAND SURVEYING SERVICES
 1418 S. Addison Ct.
 Aurora, CO 80018
 720-373-8376
 cbmsurveys@comcast.net

EXHIBIT
 THIS IS NOT A LAND SURVEY PLAT

25TH STREET (80' ROW)



**BLOCK 60
 CURTIS AND CLARKE'S ADD.**

SCALE: 1" = 30'



Colorado Registered
 Randy E. Fortuin
 27263
 December 21, 2015
 Randy Fortuin, PLS
 For and on Behalf of CBM Surveys, Inc.

PROPERTY DESCRIPTION:
 The southeasterly 2.00 feet of
 Lots 1, 2, 3 and 4, Block 60,
 Curtis and Clarke's Addition,
 City and County of Denver,
 State of Colorado.

S.E. 1/4 27-T3S-R68W (N.E. 23)

ADDRESS:
 2450
 Larimer Street
 Denver, Colorado

DATE: Dec. 21, 2015

DWG: 2177-2FTDED.DWG

WARRANTY DEED

THIS DEED, dated March 15th, 2016, is between Gravitas-2450 Larimer, 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 ensembling 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.

Gravitas-2450 Larimer, LLC

By: [Signature]

Title: Manager

STATE OF Colorado

COUNTY OF Denver

The foregoing instrument was acknowledged before me this day 15th of March, 2016 by Ryan Diggins as Manager of Grvitas-Larimer, LLC.

Witness my hand and official seal.
My commission expires:

[Signature]
Notary Public

DIANE RACZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104018454
MY COMMISSION EXPIRES MAY 27, 2018

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

Approved: [Signature]
Asses. Management: [Signature]
Date: 3-22-16
Project Description: 2450 Larimer St

Asses. Mgmt. # 16-026

EXHIBIT "A"

CBM Surveys, Inc.

1418 South Addison Court
Aurora, Colorado 80018
Tel (720) 373-8376
cbmsurveys@comcast.net

PROPERTY DESCRIPTION

(2450 Larimer Street)

The southeasterly 2.00 feet of Lots 1, 2, 3 and 4, Block 60,
Curtis and Clarke's Addition to the City of Denver,
City and County of Denver, State of Colorado.

Containing 201 square feet (0.005 acres), more or less.

Randy Fortuin, PLS 27268

Date: December 21, 2015

Job No.: 2177

For and on Behalf of
CBM Surveys, Inc.

