


REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY**TO:** Ivone Avila-Ponce, City Attorney's Office**FROM:** Matt R. Bryner, P.E., Director, Right-of-Way Services
Matt R. Bryner (Aug 30, 2022 09:17 MDT)**DATE:** August 26, 2022**ROW #:** 2022-DEDICATION-0000037 **SCHEDULE #:** Adjacent to 0522737030000**TITLE:** This request is to dedicate three City-owned parcels of land as 1) S. Pearl St., located at the intersection of S. Pearl St. and E. Colorado Ave., 2) Public Alley, bounded by S. Pearl St., E. Jewell Ave., S. Washington St., and E. Colorado Ave., and 3) S. Pearl St., located at the intersection of S. Pearl St., and E. Colorado 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 1) S. Pearl St., 2) Public Alley, and 3) S. Pearl St. This parcel(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, "1804 S Pearl St."

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 1) S. Pearl St., 2) Public Alley, and 3) S. Pearl St. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2022-DEDICATION-0000037-001, 002, 003) **HERE.**

A map of the area to be dedicated is attached.

MB/JC/LRA

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Jolon Clark District # 7
Councilperson Aide, Tate Carpenter
Councilperson Aide, Iris Tan
Councilperson Aide, Maggie Thompson
City Council Staff, Zach Rothmier
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Manager's Office, Jason Gallardo
DOTI, Director, Right-of-Way Engineering Services, Matt Bryner
Department of Law, Maureen McGuire
Department of Law, Martin Plate
Department of Law, Deanne Durfee
Department of Law, Ivone Avila-Ponce
Department of Law, Uyen Tran
Department of Law, Stefanie Raph
DOTI Survey, John Clarke
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2022-DEDICATION-0000037

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave. | Denver, CO 80215
www.denvergov.org/doti
Phone: 720-913-1311

ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo
at Jason.Gallardo@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: August 26, 2022

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:** This request is to dedicate three City-owned parcels of land as 1) S. Pearl St., located at the intersection of S. Pearl St. and E. Colorado Ave., 2) Public Alley, bounded by S. Pearl St., E. Jewell Ave., S. Washington St., and E. Colorado Ave., and 3) S. Pearl St., located at the intersection of S. Pearl St., and E. Colorado Ave.

3. **Requesting Agency:** DOTI, Right-of-Way Services
Agency Section: Survey

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

- **Name:** Lisa R. Ayala
- **Phone:** 720-865-3112
- **Email:** lisa.ayala@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:** Jason Gallardo
- **Phone:** 720-865-8723
- **Email:** Jason.Gallardo@denvergov.org

6. **General description/background of proposed resolution 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 1) S. Pearl St., 2) Public Alley, and 3) S. Pearl St. This parcel(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, "1804 S Pearl St."

****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:** Near the intersection of S. Pearl St. and E. Colorado Ave.
- d. **Affected Council District:** Jolon Clark District # 7
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):** N/A

7. **Is there any controversy surrounding this resolution?** (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

Project Title: 2022-DEDICATION-0000037

Description of Proposed Project: Dedication of a parcel of land as Public Right-of-Way as 1) S. Pearl St., 2) Public Alley, and 3) S. Pearl St.

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 be dedicated as 1) S. Pearl St., 2) Public Alley, and 3) S. Pearl St.

Has a Temp MEP been issued, and if so, what work is underway: N/A

What is the known duration of a 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

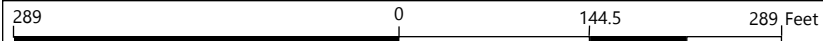
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) S. Pearl St., 2) Public Alley, and 3) S. Pearl St., as part of a development project called, "1804 S Pearl St."



Legend

-  Well Restrictions
-  Barrier Restrictions
- Area Restrictions
 -  Liner
 -  Sheet Pile Wall Area
-  Streams
-  Irrigation Ditches Reconstruct (Gardeners)
-  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
 -  All Other Parks; Linear
 -  Mountain Parks



PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000037-001:

LAND DESCRIPTION – STREET PARCEL 1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 21ST DAY OF JULY, 2020, AT RECEPTION NUMBER 2022097717 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 1 THROUGH 4, BLOCK 10, GRANT SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, 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 WEST 2.0 FEET OF SAID LOT 1.

SAID PARCEL 1 CONTAINS 50 SQUARE FEET, OR 0.001 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000037-002:

LAND DESCRIPTION – ALLEY PARCEL 2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 21ST DAY OF JULY, 2020, AT RECEPTION NUMBER 2022097717 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 1 THROUGH 4, BLOCK 10, GRANT SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, 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 WEST 2.0 FEET OF SAID LOTS 3 AND 4.

SAID PARCEL 2 CONTAINS 200 SQUARE FEET, OR 0.005 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000037-003:

LAND DESCRIPTION – STREET PARCEL 3:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 21ST DAY OF JULY, 2020, AT RECEPTION NUMBER 2022097717 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 1 THROUGH 4, BLOCK 10, GRANT SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, 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 EAST 2.0 FEET OF SAID LOTS 1 THROUGH 4.

SAID PARCEL 3 CONTAINS 100 SQUARE FEET, OR 0.002 ACRES, MORE OR LESS.



2022097717
Page: 1 of 4
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
Project Description: 2022-Dedication-0000037
Asset Mgmt No.: 22-137

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 22nd day of June, 2022, by **1804 S. PEARL ST. LLC** a Colorado limited liability company whose address is 1859 S Washington St., Denver, CO 80210, United States ("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 the attached Exhibit(s) 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.

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:

1804 S. PEARL ST. LLC a Colorado limited liability company

By: 1804 S. Pearl St LLC
by Nora R. Baldwin

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 22 day of June, 2022
by Nora Baldwin, as owner of 1804 S. Pearl St,
a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 06/01/2024

[Signature]

Notary Public

HANEEN ALKINANI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204018945
MY COMMISSION EXPIRES 06/01/2024

EXHIBIT A
SHEET 1 OF 2
LAND DESCRIPTIONS

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF LOTS 1 THROUGH 4, BLOCK 10, GRANT SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, 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 WEST 2.0 FEET OF SAID LOT 1.

SAID PARCEL 1 CONTAINS 50 SQUARE FEET, OR 0.001 ACRES, MORE OR LESS.

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF LOTS 1 THROUGH 4, BLOCK 10, GRANT SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, 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 WEST 2.0 FEET OF SAID LOTS 3 AND 4.

SAID PARCEL 2 CONTAINS 200 SQUARE FEET, OR 0.005 ACRES, MORE OR LESS.

PARCEL 3

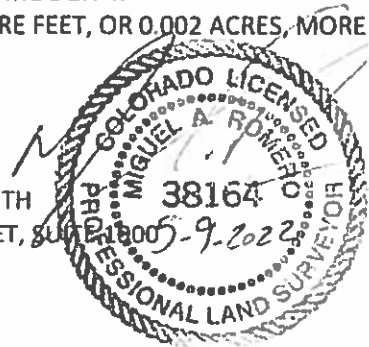
A PARCEL OF LAND BEING A PORTION OF LOTS 1 THROUGH 4, BLOCK 10, GRANT SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID PARCEL 3 CONTAINS 100 SQUARE FEET, OR 0.002 ACRES, MORE OR LESS.

PREPARED BY: MIGUEL A. ROMERO
PLS 38164

ON BEHALF OF: HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
303.623.6300

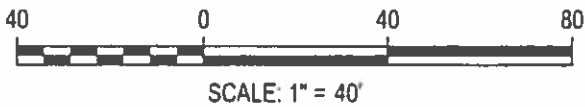
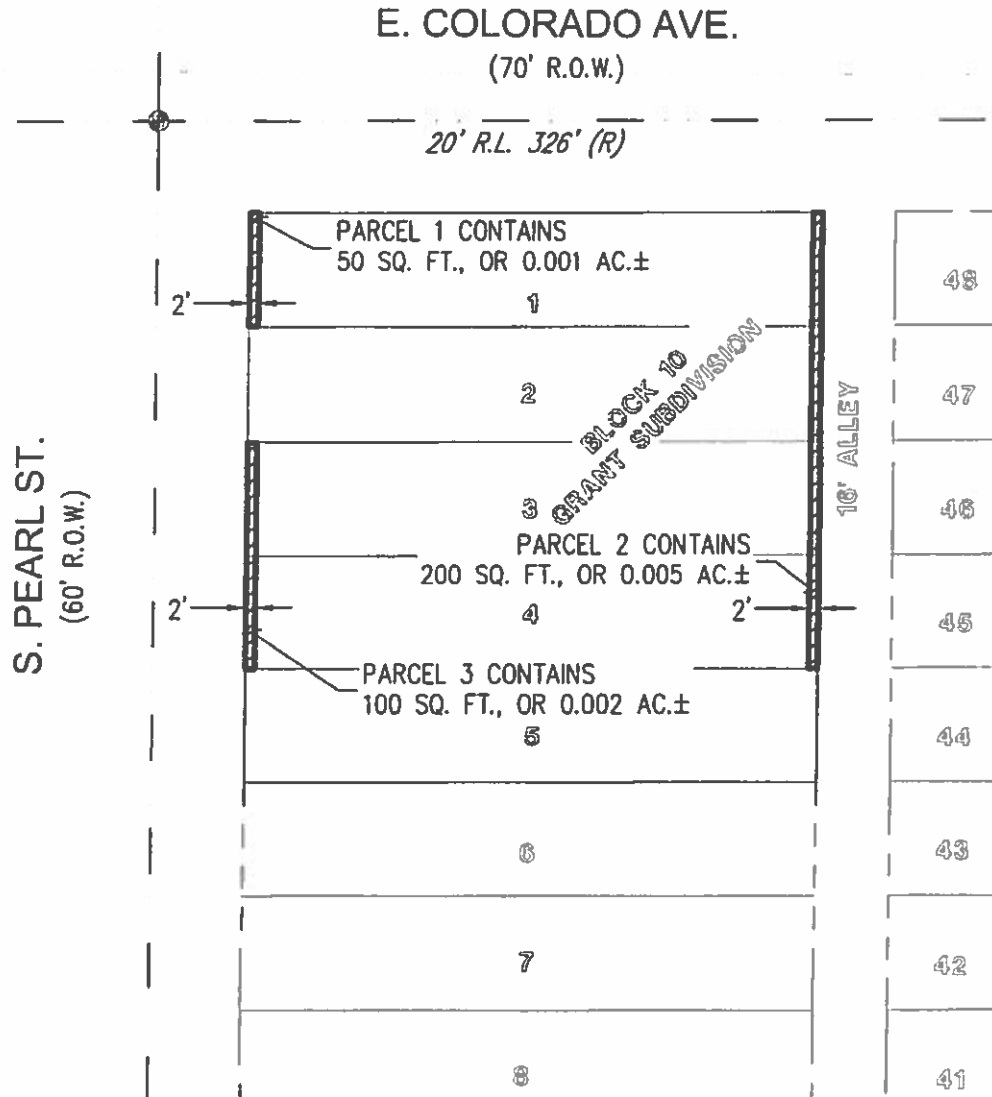


**Miguel
Romero**

Digitally signed
by Miguel
Romero
Date: 2022.05.09
10:19:04 -06'00'

EXHIBIT A

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 4 SOUTH,
RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO



ISSUE DATE: 03-15-2022		PROJECT #: 220219
DATE	REVISION COMMENTS	

Plotted THU 03/31/22 8:53:39A By Joseph Gutierrez Filepath: k:\220219\survey\1804 s.pearl-st-dedicator.dwg Layout: layout1

NOTE:
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
IT IS INTENDED TO DEPICT ONLY THE ATTACHED DESCRIPTION.



EXHIBIT A
ILLUSTRATION
1804 S. PEARL ST.

PROJECT #: 220219
CHECKED BY: MAR
DRAWN BY: JAG
SHEET NUMBER
2
2 OF 2