



Department of Public Works
 Permit Operations and Right of Way Enforcement
 201 W. Colfax Avenue, Dept. 507
 Denver, CO 80202
 P: 720-865-2782
 F: 720-865-3280
 www.denvergov.org/pwprs

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 13, 2014
ROW #: 2011-0276-07 **SCHEDULE #:** A portion of 0236413031000
 0236413032000
 0236413030000
 0236413008000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Monroe St. Located at the intersection of Monroe St. and Colfax 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 Monroe St. 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 (**Bluebird Center**).

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 existing City owned land for Public Right-of-Way purposes as Monroe St. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW (2011-0276-07-001) HERE.

A map of the area to be dedicated is attached.

RD/JL/BLV

cc: Asset Management, Steve Wirth
 City Councilperson & Aides, Albus Brooks, District #8
 City Council Staff, Gretchen Williams
 Environmental Services, David Erickson
 Public Works, Manager's Office, Alba Castro
 Public Works, Manager's Office, Nancy Kuhn
 Public Works, Right-of-Way Engineering Services, Rob Duncanson
 Department of Law, Karen Aviles
 Department of Law, Brent Eisen
 Department of Law, Karen Walton
 Public Works Survey, Ralph Pettit
 Public Works Survey, Paul Rogalla
 Owner: City and County of Denver
 Project file folder 2011-0276-07

ORDINANCE/RESOLUTION REQUEST

Please email requests to Nancy Kuhn at Nancy.Kuhn@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 13, 2014

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 Monroe St. Located at the intersection of Monroe St. and Colfax Ave.

3. Requesting Agency: PW Right of Way Engineering Services

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:** Nancy Kuhn
- **Phone:** 720-865-8720
- **Email:** Nancy.Kuhn@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 Monroe St. 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 (Bluebird Center).

****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:** Monroe St. and Colfax Ave
- d. **Affected Council District:** Albus Brooks, Dist 8
- 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: _____



EXECUTIVE SUMMARY

DENVER
THE MILE HIGH CITY

Project Title: 2011-0276-07 Dedication, Bluebird Center

Description of Proposed Project: Dedicate a portion of Right of Way on Monroe St. between Colfax Ave and 16th Ave.

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

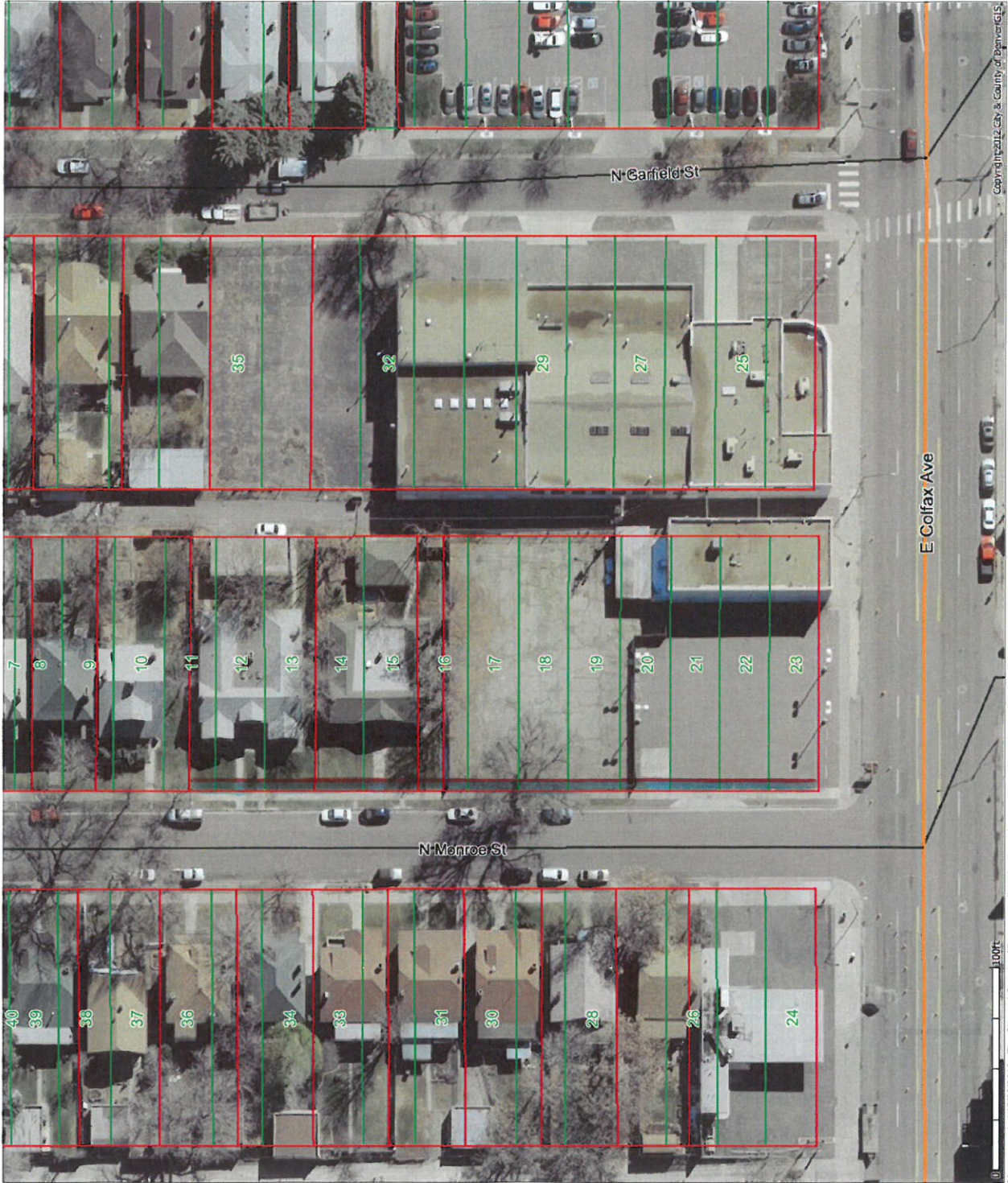
Will land be dedicated to the City if the vacation goes through: N/A

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 of dedicating it as Public Right-of-Way, as a part of development project called, (Bluebird Center).

Monroe St.



- Vacating Ordinances
- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Lots/Blocks (Base Map)
- mask
- 2010_Denver.jp2.iri
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

0 100 FT
 Map generated 10/20/2012. 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.
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PW Legal Description No. 2011-0276-07-001

A Parcel of land conveyed to the City & County of Denver by Special Warranty Deed dated 10/22/2012 by Reception No. 2012144535 in the City & County's Clerk & Records Office, State of Colorado. More particularly described as follows:

A PARCEL OF LAND BEING THE WESTERLY 2.00 FEET OF THE SOUTH HALF OF LOT 11 AND THE WESTERLY 2.00 FEET OF LOTS 12 THROUGH 23 INCLUSIVE, BLOCK 21, COLFAX AVENUE PARK SUBDIVISION PER THE PLAT RECORDED ON MAY 2, 1888 IN BOOK 5 AT PAGE 3 IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO, AND THE MAP OF OFFICIAL SURVEY PER ORDINANCE NO.96-1892, CITY OF DENVER, COLORADO, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BRASS TAG IN CONCRETE STAMPED "AZTEC PLS NO. 33204" BEING THE SOUTHWEST CORNER OF SAID BLOCK 21 AND A BRASS TAG IN CONCRETE STAMPED "AZTEC PLS NO. 33204" ON THE WEST BOUNDARY OF SAID BLOCK 21, BEARING NORTH 00°14'12" WEST, A DISTANCE OF 312.63 FEET;

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 21;

THENCE ALONG SAID WEST BOUNDARY, NORTH 00°14'12" WEST, A DISTANCE OF 312.63 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 11;

THENCE DEPARTING SAID WEST BOUNDARY AND ALONG SAID NORTH LINE, NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°14'12" EAST, A DISTANCE OF 312.63 FEET TO THE SOUTH BOUNDARY OF SAID BLOCK 21;

THENCE ALONG SAID SOUTH BOUNDARY, SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.014 ACRES, (625 SQUARE FEET), MORE OR LESS.

MOURGEE DEED

SPECIAL WARRANTY DEED

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

THIS SPECIAL WARRANTY DEED is dated August 29 2012, and is made between EVERGREEN-COLFAX & GARFIELD, L.L.C., a Colorado limited liability company ("Grantor") whose legal address is 2390 East Camelback Road, Suite 410, Phoenix, Arizona 85016, and the CITY AND COUNTY OF DENVER, a Colorado municipal corporation and Home Rule City, whose legal address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee"),

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS, (\$10.00), the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and its successors and assigns forever, all the real property, together with any improvements thereon, located in the City & County of Denver and State of Colorado, described in Exhibit "A" attached hereto:

also known by street address as: A & "B" 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 successors and assigns forever.

The Grantor, for the Grantor and the Grantor's successors and assigns, does covenant, grant, bargain, and agree to and with the Grantee and the Grantee's successors 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 the matters described in Exhibit B attached hereto.

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 its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor but none other, subject in any event to all matters above-described.

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

GRANTOR:
EVERGREEN-COLFAX & GARFIELD, L.L.C.,
By: Evergreen-Colfax & Garfield Investors, L.L.C., Managing Member
By: Evergreen Development Company-2011, L.L.C., Manager
By: Evergreen Devco, Inc., Manager

By: Russell Perkins
Its: Vice President

STATE OF Arizona)
County of Maricopa) ss.

The foregoing instrument was acknowledged before me this 29th day of August, 2012, by Russell Perkins, on behalf of Grantor.

Witness my hand and official seal.
My commission expires: July 6, 2014



Peggy Doane
Notary Public

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. Svalberg
Deputy County Clerk
Date 2/24/2012
Bridget M. Svalberg



12-111
Asset Mgmt #
Asset Management
Date: 10-22-12
Claxton & Mouton

MONROE ~~DEED~~
LEGAC

EXHIBIT "B"
LEGAL DESCRIPTION

A PARCEL OF LAND BEING THE WESTERLY 2.00 FEET OF THE SOUTH HALF OF LOT 11 AND THE WESTERLY 2.00 FEET OF LOTS 12 THROUGH 23 INCLUSIVE, BLOCK 21, COLFAX AVENUE PARK SUBDIVISION PER THE PLAT RECORDED ON MAY 2, 1888 IN BOOK 5 AT PAGE 3 IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO, AND THE MAP OF OFFICIAL SURVEY PER ORDINANCE NO. 96-1892, CITY OF DENVER, COLORADO, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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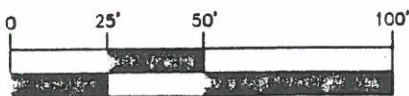
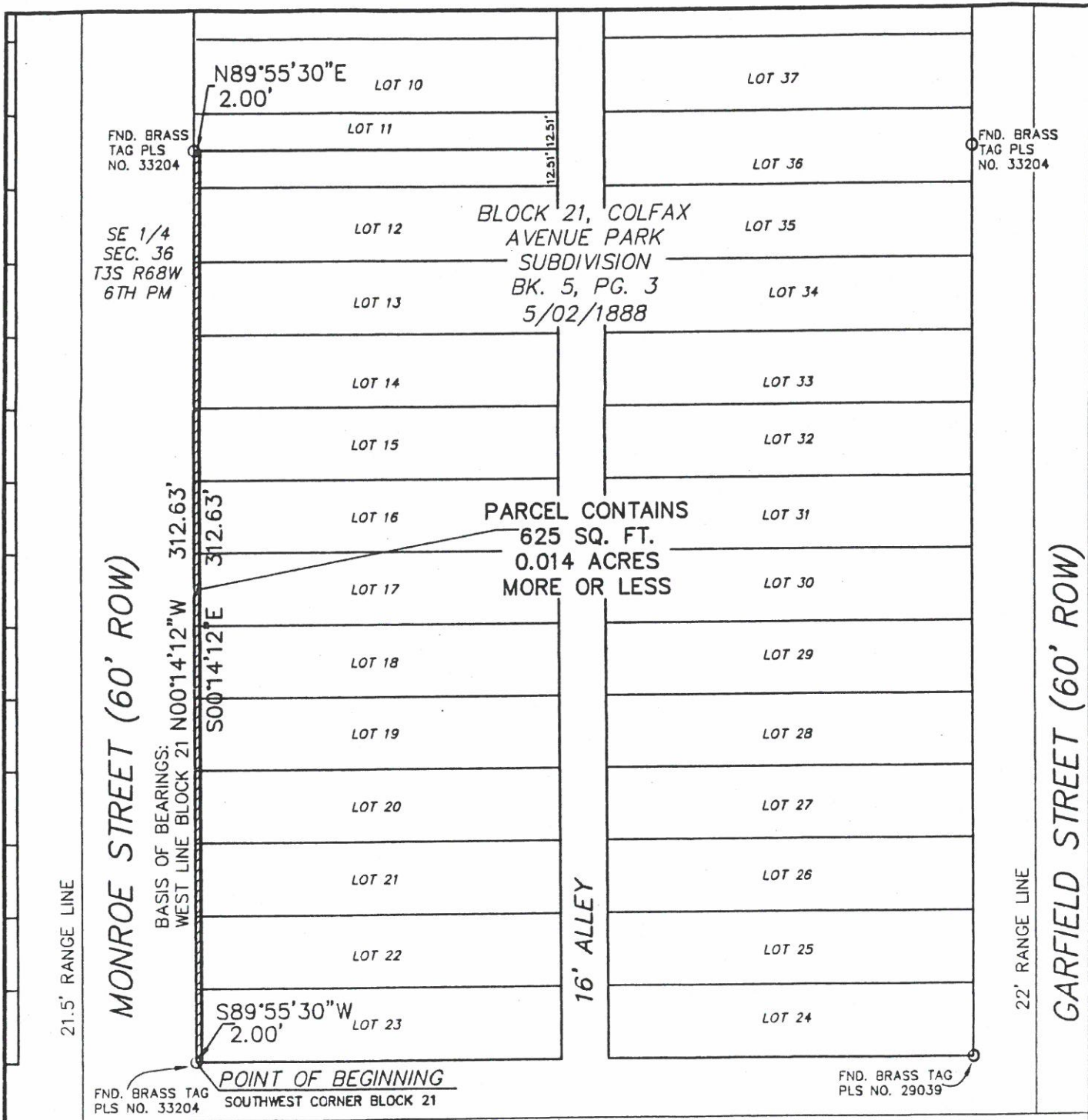
EXHIBIT ATTACHED AND MADE A PART HEREOF.



DALE C. RUSH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 33204
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
8000 S. LINCOLN STREET, SUITE 201, LITTLETON, CO 80122

MONROE EXHIBIT

ILLUSTRATION TO EXHIBIT "B"



1 inch = 50 ft.

NOTE: THIS DRAWING DOES NOT REPRESENT A FIELD MONUMENTED SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: \\DWD
 DWG NAME: ROW DEDICATION-1
 DWG: DCR CHK: DCR
 DATE: 7/17/2012
 SCALE: 1" = 50'



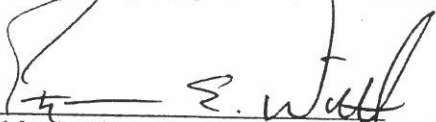
8000 SOUTH LINCOLN ST.
 SUITE 201
 Littleton, Colorado 80122
 Phone: (303) 713-1898
 Fax: (303) 713-1897
 www.aztecconsultants.com

EXHIBIT
 SE1/4 SEC. 36, T3S, R68W, 6TH P.M.
 CITY & COUNTY OF DENVER, COLORADO
 JOB NUMBER 70911-02 2 OF 2 SHEETS

ACKNOWLEDGMENT

The CITY AND COUNTY OF DENVER, a Colorado municipal corporation and Home Rule City, hereby accepts the foregoing conveyance for right-of-way purposes.

CITY AND COUNTY OF DENVER,
a Colorado municipal corporation and Home Rule City


by and for the City by the Director of Real Estate