



## 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:** October 10, 2017

**ROW #:** 2017-Dedication-0000103      **SCHEDULE #:** 0223200049000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as Brighton Blvd.  
Located at the intersection of 40<sup>th</sup> St. and N. Brighton Blvd.

**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 N. Brighton Blvd. 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 (**Westfield**)

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 N. Brighton Blvd. The land is described as follows.

### **INSERT PARCEL DESCRIPTION ROW # (2017-Dedication-0000103-001) HERE.**

A map of the area to be dedicated is attached.

MB/SC/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, Scott Casteneda  
Public Works Survey, Paul Rogalla  
Owner: City and County of Denver  
Project file folder 2017-Dedication-0000103

## 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: October 10, 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 Brighton Blvd.  
Located at the intersection of 40th St. and N. Brighton Blvd.

**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 N. Brighton Blvd. 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 (**Westfield**)

**\*\*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:** 4201 Brighton Blvd.
- d. **Affected Council District:** Albus Brooks Dist. #9
- 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: 2017-Dedication-0000103, Westfield**

**Description of Proposed Project: Dedicate a parcel of public right of way as N. Brighton Blvd.**

**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**

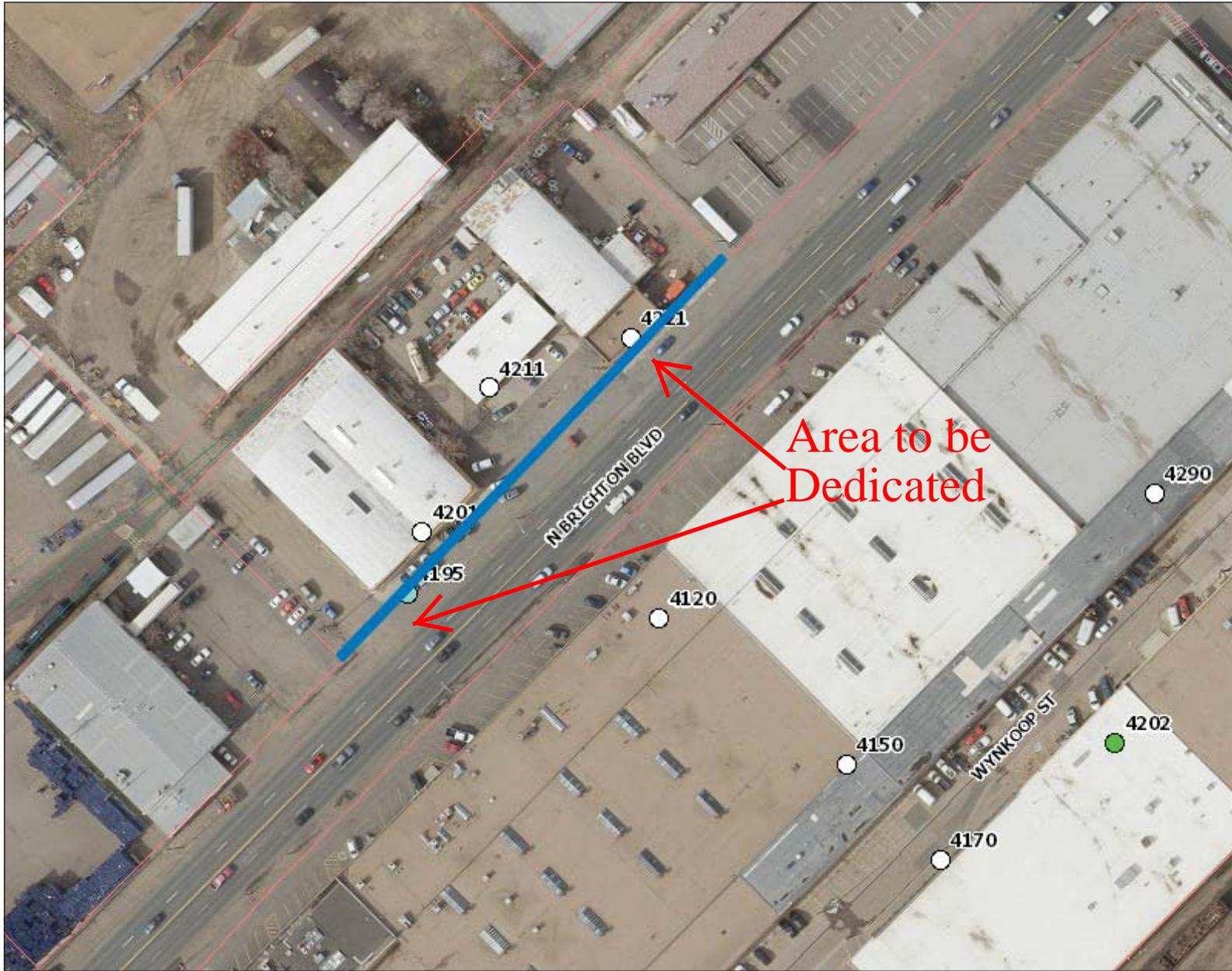
**Will land be dedicated to the City if the vacation goes through: N/A**

**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**

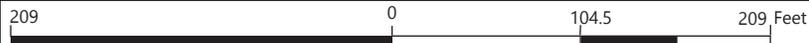
**Additional information: This land was deeded to the City and County of Denver for the purpose to dedicate it as Public Right-of-Way, as a part of a development project called, Westfield**

# 4201 Brighton Blvd



### Legend

- Active Addresses
  - Associated
  - Land
  - Structure
  - Utility
- 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
- Parks
  - All Other Parks; Linear
  - Mountain Parks



PW Legal Description No. 2017-Dedication-0000103-001

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD WHENCE THE EAST QUARTER CORNER OF SAID SECTION 23 BEARS S87°30'22"E A DISTANCE OF 3,143.63 FEET; THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BRIGHTON BOULEVARD, S44°58'33"W A DISTANCE OF 391.35 FEET; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, N45°01'27"W A DISTANCE OF 15.00 FEET; THENCE N44°58'33"E A DISTANCE OF 391.15 FEET; THENCE S45°01'27"E A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.013 ACRES OR 5870 SQUARE FEET MORE OR LESS.

BASIS OF BEARING

BEARINGS ARE BASED ON THE EAST-WEST CENTERLINE OF SECTION 23 ASSUMED TO BEAR N89°53'51"W AND BEING MONUMENTED BY A FOUND 3.25" ALUMINUM CAP STAMPED LS 23521 IN RANGE BOX AT THE EAST QUARTER CORNER AND A 3.25" ALUMINUM CAP STAMPED LS 24961 AT THE WEST QUARTER CORNER.

PREPARED BY ALEX POTVIN  
REVIEWED BY RICHARD A. NOBBE, PLS  
FOR AND ON BEHALF OF MARTIN/MARTIN, INC. 12499 WEST COLFAX AVENUE  
LAKEWOOD, COLORADO 80215  
(303) 431-6100  
JUNE 12, 2017

Receipt Mgmt. # 17-44



2017110358  
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

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 21<sup>st</sup> day of August, 2017, by **Westfield-Amen, LLLP**, a Colorado limited liability limited partnership, whose address is 1800 Larimer St. #1800, Denver, CO 80202 ("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.

Approved: RK  
Asset Management  
Date: 08/22/17

Project Description:  
GWD  
Westfield-Amen

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

ATTEST:

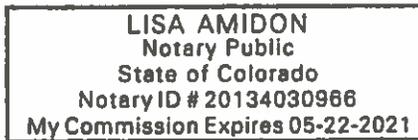
Westfield-Amen, LLLP, a Colorado limited liability limited partnership

By: KL

Name: Kevin McClintock

Its: Manager

STATE OF CO )  
 ) ss.  
COUNTY OF Denver )



The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of August, 2017  
by Kevin McClintock, as Manager of Westfield-Amen, LLLP, a  
Colorado limited liability limited partnership.

Witness my hand and official seal.

My commission expires: May 22, 2021

Lisa Amidon  
Notary Public

**EXHIBIT A**  
**PAGE 1 OF 2**

**LAND DESCRIPTION**

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PREPARED BY ALEX POTVIN  
REVIEWED BY RICHARD A. NOBBE, PLS  
FOR AND ON BEHALF OF MARTIN/MARTIN, INC. 12499 WEST COLFAX AVENUE  
LAKEWOOD, COLORADO 80215  
(303) 431-6100  
JUNE 12, 2017



EXHIBIT A

PAGE 2 OF 2

WEST 1/4 CORNER 23, T3S, R68W  
FOUND 3.25" DIA. ALUMINUM CAP  
STAMPED LS 24961 IN RANGE BOX

EAST-WEST CENTERLINE  
SEC. 23, T3S, R68W  
5286.36' A.M. N89°53'51"W  
BASIS OF BEARINGS

UNION PACIFIC RR

N44°58'33"E  
391.35'

AREA=0.13 AC±

S45°01'27"E  
15.00'

N45°01'27"W  
15.00'

4201 BRIGHTON  
BOULEVARD

4221 BRIGHTON  
BOULEVARD

POINT OF  
BEGINNING

EXISTING  
PROPERTY LINE

BRIGHTON BOULEVARD  
(PUBLIC R.O.W. WIDTH VARIES)

S44°58'33"W  
391.35'

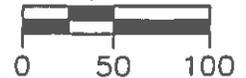
EXISTING R.O.W.

EXISTING PROPERTY LINE

3143.63' A.M.  
S87°30'22"E

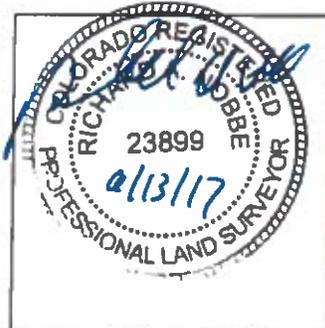
POINT OF  
COMMENCEMENT

EAST 1/4 CORNER 23, T3S, R68W  
FOUND 3.25" DIA. ALUMINUM CAP  
STAMPED LS 23521 IN RANGE BOX



SCALE: 1"=100'  
ALL DIMENSIONS ARE  
U.S. SURVEY FEET

6/12/2017



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

**MARTIN/MARTIN**  
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

DRAWING LOCATION: G:\SCHLAGETER\16.1102-4201 Brighton and 4221 Brighton Redevelopment\PLANS\EXHIBITS\BRIGHTON ROW DEDICATION.dwg