




REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

FROM: Matt R. Bryner, P.E., Director, Right-of-Way Services 

DATE: January 25th, 2021

ROW #: 2021-DEDICATION-0000014 **SCHEDULE #:** 0616302103000

TITLE: This request is to dedicate City owned land as S. Parker Rd., located near the intersection of S. Quebec St. and S. Parker Rd.

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 S. Parker Rd.

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 Public Right-of-Way. The land is described as follows:

INSERT PARCEL DESCRIPTION ROW (2021-DEDICATION-0000014-001) HERE.

A map of the area to be dedicated is attached.

MB/Paul Rogalla

c: Dept. of Real Estate, Katherine Rinehart
City Councilperson Amanda Sawyer District #5
Council Aide Sara Visser
Council Aide Logan Fry
Council Aide JoyAnn Ruscha
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, Caroline Martin
Department of Law, Rachonda Dixon
DOTI Survey, Paul Rogalla
DOTI Ordinance
Project file folder 2021-DEDICATION-0000014

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: January 25th, 2021

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 City owned land as S. Parker Rd, located near the intersection of S. Quebec St. and S. Parker Rd.*

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

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

- **Name:** Rebecca Long
- **Phone:** 720-913-4518
- **Email:** Rebecca.Long@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 S. Parker Rd.

*****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:** at the intersection of S. Quebec St. and S. Parker Rd.
- d. **Affected Council District:** Amanda Sawyer, District #5
- 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: _____

EXECUTIVE SUMMARY

Project Title: 2021-DEDICATION-0000014

Description of Proposed Project: Dedicate a parcel of public Right-of-Way as S. Parker Rd.

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 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 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 Public Right-of-Way.



Legend	
	Well Restrictions
	Barrier Restrictions
	Area Restrictions
	Liner
	Sheet Pile Wall Area
	Streams
	Irrigation Ditches Reconstruct
	Gardens)
	Irrigation Ditches
	Streets
	Alleys
	Railroads
	Main
	Yard
	Spur
	Siding
	Interchange track
	Other
	Bridges
	Rail Transit Stations
	Existing
	Planned
	Lakes
	County Boundary
	Parcels
	Lots/Blocks
	Parks
	All Other Parks; Linear
	Mountain Parks

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000014-001:

LAND DESCRIPTION

A PARCEL OF LAND CONVEYED TO THE CITY AND COUNTY OF DENVER BY WARRANTY DEED RECORDED FEBRUARY 22, 2017 AT RECEPTION NUMBER 2017025210 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, SAID PARCEL BEING SITUATED IN THE SOUTHWEST ¼ OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THENCE N40°17'59"E A DISTANCE OF 696.81 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH PARKER ROAD (HIGHWAY 83) TO THE POINT OF BEGINNING;
THENCE N16°56'02"W A DISTANCE OF 17.57 FEET;
THENCE S64°39'36"E A DISTANCE OF 214.63 FEET;
THENCE S06°03'04"W A DISTANCE OF 13.77 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH PARKER ROAD (HIGHWAY 83);
THENCE N64°39'36"W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 207.36 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (2,743 SQUARE FEET) 0.0630 ACRES.

BEARINGS USED IN THE ABOVE LEGAL DESCRIPTION ARE BASED ON THE WEST LINE OF THE SW1/4 OF THE SW1/4 OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°05'23"E, BOUNDED BY A 3-1/4" BRASS CAP STAMPED LS 16398 – 1995, FOUND IN A RANGE BOX AT THE S1/16 CORNER OF SAID SECTION 16|17 AND A 3" BRASS CAP STAMPED LS 16398-1988, FOUND IN A RANGE BOX AT THE SW CORNER OF SAID SECTION 16.



2017025210

02/22/2017 11:06 AM
City & County of Denver

R \$0.00

WD

Page: 1 of 4
D \$0.00

WARRANTY DEED

THIS DEED, dated 02/14, 2017, is between PS Mountain West, 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.

PS Mountain West, LLC
By: [Signature]
Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this day _____ of _____, 2017 by _____ as _____ of PS Mountain West, LLC.

Witness my hand and official seal.
My commission expires: _____
Notary Public

Please See Attached

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

EXHIBIT A

A part of PLOT 13, HUGHES MOUNTAIN VIEW SUBDIVISION, as recorded at Reception No. 357453 in the Arapahoe County, Colorado Clerk and Recorder's office and a part of Vacated South Quince Street (Ordinance No. 135, Series of 1996) as recorded at Rec. No. 9600021537 in the Denver County, Colorado Clerk and Recorders Office, and being situated in the SW1/4 of Section 16, T.4S., R.67W., of the 6th P.M., City and County of Denver, State of Colorado, and being more particularly described as follows:

Commencing at Southwest Corner of Section 16, T.4S., R.67W., of the 6th P.M.;
Thence N40°17'59"E a distance of 696.81 feet to a point on the Northeasterly R.O.W. Line of South Parker Road – (Highway 83) to the **Point of Beginning**;
Thence N16°56'02"W a distance of 17.57 feet;
Thence S64°39'36"E a distance of 214.63 feet;
Thence S06°03'04"W a distance of 13.77 feet a point on the Northeasterly R.O.W. Line of South Parker Road – (Highway 83);
Thence N64°39'36"W along said Northeasterly R.O.W. Line, a distance of 207.36 feet to the **Point of Beginning**.

Parcel Contains (2,743 Square Feet) 0.0630 Acres.

Bearings used in the above legal description are based on the West Line of the SW1/4 of the SW1/4 of Section 16, T.4S., R.67W., of the 6th P.M. bearing S00°05'23"E, bounded by a 3-1/4" Brass Cap stamped LS 16398 – 1995, found in a Range Box at the S1/16 Corner of said Section 16|17 and a 3" Brass Cap stamped LS 16398 – 1988, found in a Range Box at the SW Corner of said Section 16.

Date prepared: October 27, 2016
Date of last revision: January 30, 2017
Prepared by: Charles N. Beckstrom, PLS No. 33202
for and on behalf of
Engineering Service Company
1300 South Potomac Street, Suite 126
Aurora, Colorado 80012
Phone: 303-337-1393
cbeckstrom@engineeringserviceco.com

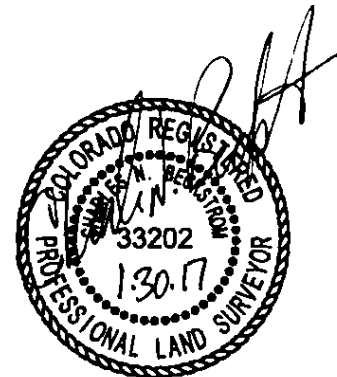
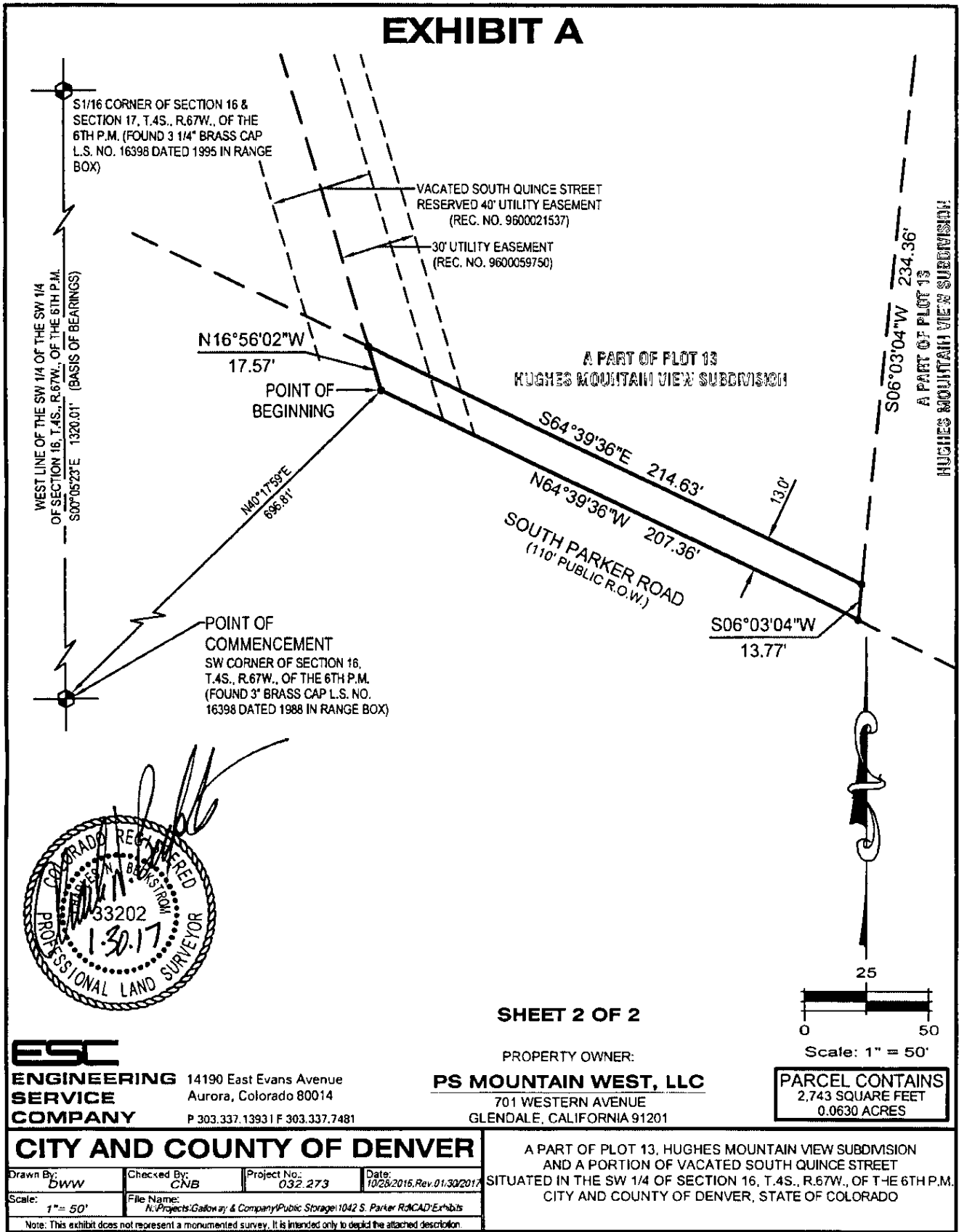
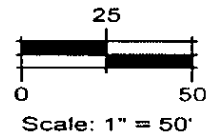


EXHIBIT A



SHEET 2 OF 2

PROPERTY OWNER:
PS MOUNTAIN WEST, LLC
 701 WESTERN AVENUE
 GLENDALE, CALIFORNIA 91201



PARCEL CONTAINS
 2,743 SQUARE FEET
 0.0630 ACRES

ESC ENGINEERING SERVICE COMPANY
 14190 East Evans Avenue
 Aurora, Colorado 80014
 P 303.337.1393 | F 303.337.7481

CITY AND COUNTY OF DENVER			
Drawn By: <i>bww</i>	Checked By: <i>CNB</i>	Project No.: <i>032.273</i>	Date: <i>10/28/2015, Rev. 01/30/2017</i>
Scale: <i>1" = 50'</i>	File Name: <i>N:\Projects\Galloway & Company\Public Storage\1042 S. Parker Rd\CAD\Exhibits</i>		
Note: This exhibit does not represent a monumented survey. It is intended only to depict the attached description.			

A PART OF PLOT 13, HUGHES MOUNTAIN VIEW SUBDIVISION AND A PORTION OF VACATED SOUTH QUINCE STREET SITUATED IN THE SW 1/4 OF SECTION 16, T.4S., R.67W., OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO