




**REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY**

**TO:** Caroline Martin, City Attorney's Office

**FROM:** Matt Bryner, Senior Engineering Manager  
Right-of-Way Services 

**DATE:** May 16, 2017

**ROW #:** 2016-Dedication-0000116      **SCHEDULE #:** 0522108032000, 0522108030000 & 0522108031000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as Public Alley. Located at the intersection of E. Arizona Ave. and S. Lincoln St.

**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 (**Hanover Broadway Station**)

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 # (2016-Dedication-0000116-001) HERE.**

A map of the area to be dedicated is attached.

MB/RE/BV

- cc: Asset Management, Robert Koehler
- City Councilperson & Aides, Jolon Clark District # 7
- Council Aide Maggie Thompson
- Council Aide Anita Banuelos
- 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, Ted Christianson
- Department of Law, Brent Eisen
- Department of Law, Shaun Sullivan
- Department of Law, Caroline Martin
- Department of Law, Cindy Cooley
- Public Works Survey, Ron Ellis
- Public Works Survey, Paul Rogalla
- Owner: City and County of Denver
- Project file folder 2016-Dedication-0000116

**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: May 16, 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 Public Alley.  
Located at the intersection of E. Arizona Ave. and S. Lincoln St.

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 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 (**Hanover Broadway Station**)

**\*\*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: E. Arizona Ave. and S. Lincoln St.
- d. Affected Council District: Jolon Clark Dist. 7
- 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: 2016-Dedication-0000116, Hanover Broadway Station**

**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, Hanover Broadway Station.**

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

TWO PARCELS OF LAND BEING THE EAST 4.00 FEET OF LOTS 17 THROUGH 24,  
INCLUSIVE, AND THE WEST 4.00 FEET OF LOTS 25 THROUGH 44, INCLUSIVE,  
BLOCK 8, SHERMAN SUBDIVISION, SITUATED IN THE NORTHEAST QUARTER OF  
SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL  
MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID LOT 25;

THENCE NORTH 00°04'20" WEST ALONG THE EAST LINE OF THE ALLEY IN SAID  
BLOCK 8, A DISTANCE OF 499.96 FEET TO THE NORTHWEST CORNER OF SAID LOT  
44;

THENCE NORTH 89°54'48" EAST ALONG THE NORTH LINE OF SAID LOT 44, A  
DISTANCE OF 4.00 FEET;

THENCE SOUTH 00°04'20" EAST, A DISTANCE OF 499.96 FEET TO THE SOUTH LINE  
OF SAID LOT 25;

THENCE SOUTH 89°54'54" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 4.00  
FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 2,000 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID LOT 24;

THENCE SOUTH 89°54'54" WEST ALONG THE SOUTH LINE OF SAID BLOCK 8, A  
DISTANCE OF 4.00 FEET;

THENCE NORTH 00°04'20" WEST, A DISTANCE OF 199.98 FEET TO THE NORTH LINE  
OF SAID LOT 17;

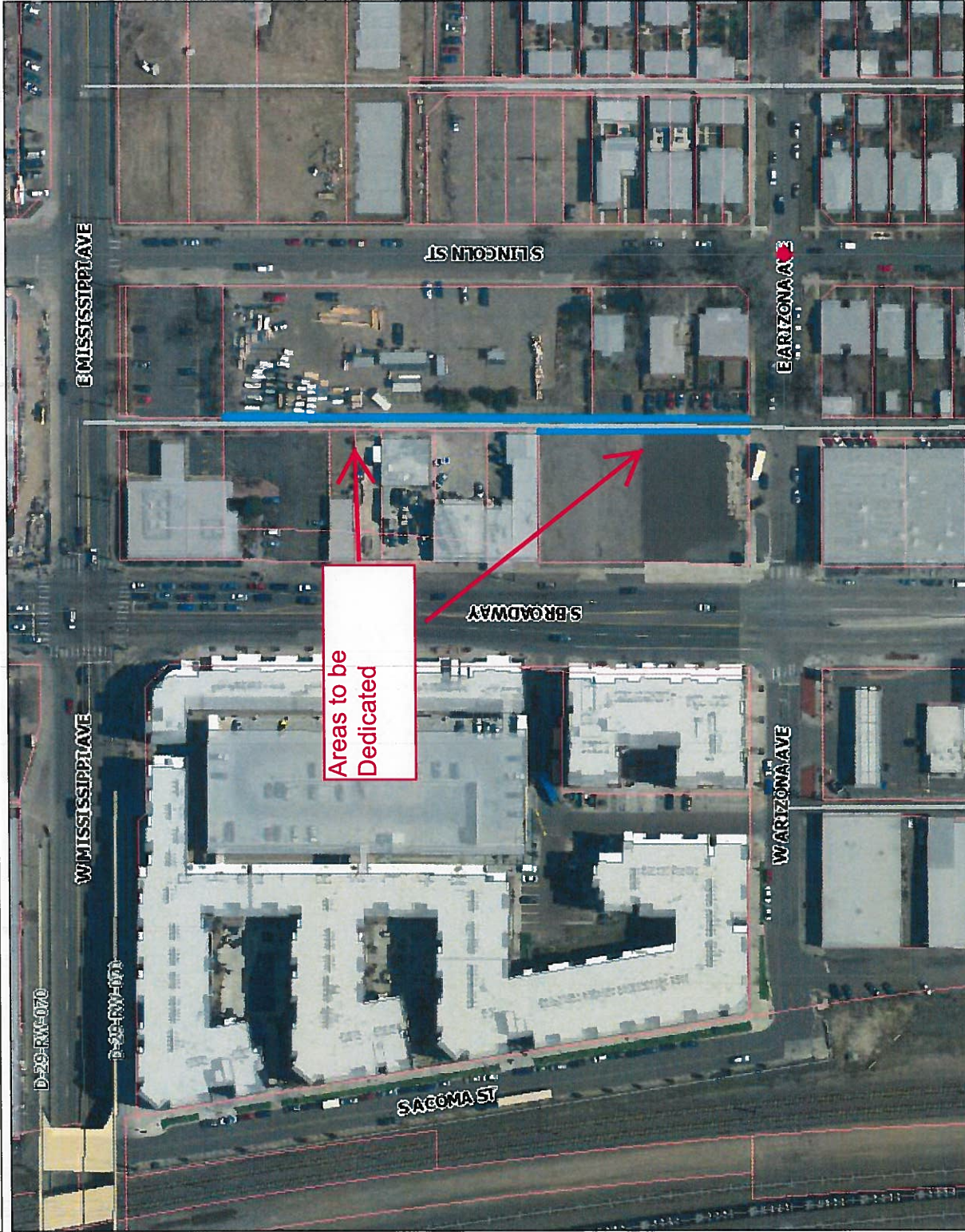
THENCE NORTH 89°54'50" EAST ALONG SAID NORTH LINE, A DISTANCE OF 4.00 FEET TO THE WEST LINE OF THE ALLEY IN SAID BLOCK 8;

THENCE SOUTH 00°04'20" EAST ALONG SAID WEST LINE, A DISTANCE OF 199.98 FEET TO THE **POINT OF BEGINNING**.

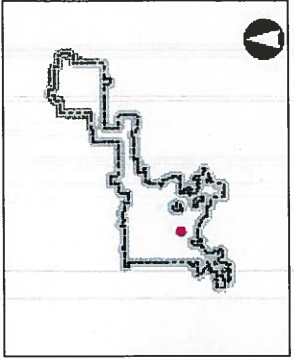
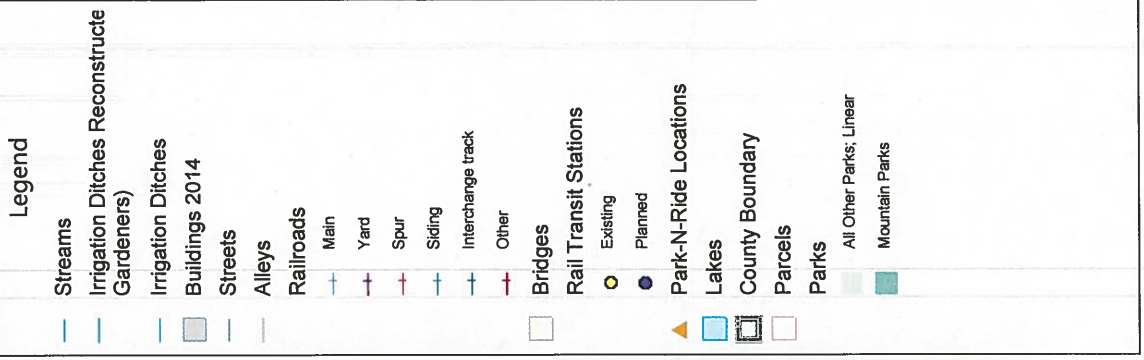
SAID PARCEL CONTAINS 800 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF BLOCK 8, SHERMAN SUBDIVISION, ASSUMED TO BEAR SOUTH 00°04'20" EAST.



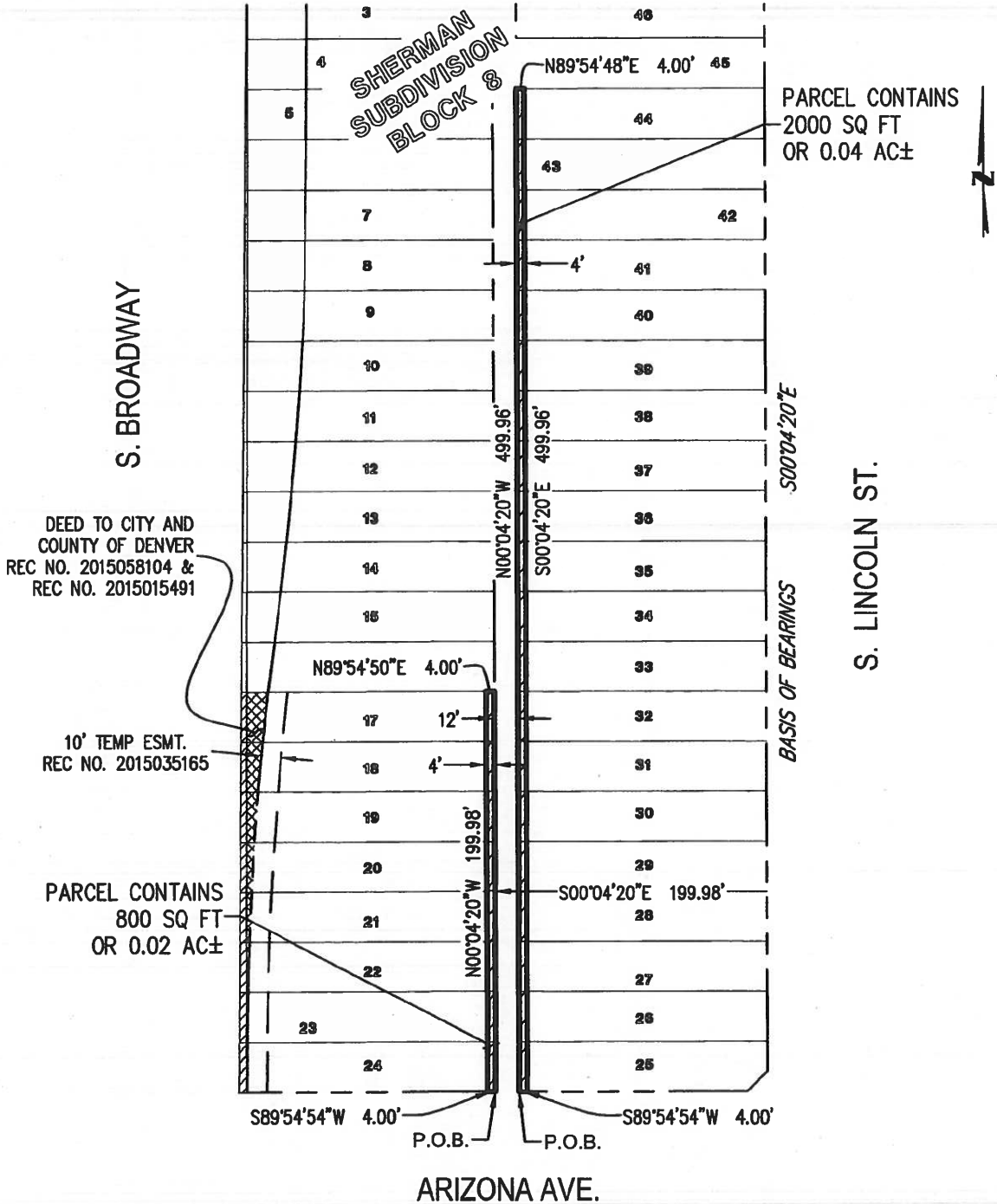


**Areas to be Dedicated**



# EXHIBIT

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



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

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILED IN P:\WORK\SURVEY\VALLEY-00-17-44260 LAYOUT.DWG  
BY JMS  
PLOT DATE: 04/05/17 8:15:32A BY: MATTHEW SEWELL

ISSUE DATE: 04-04-2017		PROJECT #: 160306	
DATE	REVISION COMMENTS		

HANOVER

ALLEY DEDICATION  
EXHIBIT

**HKS HARRIS KOCHER SMITH**  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

CHKD BY: AWM  
DRAWN BY: MJS

SHEET NO.  
**2**

2 OF 2



# DESCRIPTION

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

TWO PARCELS OF LAND BEING THE EAST 4.00 FEET OF LOTS 17 THROUGH 24, INCLUSIVE, AND THE WEST 4.00 FEET OF LOTS 25 THROUGH 44, INCLUSIVE, BLOCK 8, SHERMAN SUBDIVISION, SITUATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID LOT 25;  
THENCE NORTH 00°04'20" WEST ALONG THE EAST LINE OF THE ALLEY IN SAID BLOCK 8, A DISTANCE OF 499.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 44;  
THENCE NORTH 89°54'48" EAST ALONG THE NORTH LINE OF SAID LOT 44, A DISTANCE OF 4.00 FEET;  
THENCE SOUTH 00°04'20" EAST, A DISTANCE OF 499.96 FEET TO THE SOUTH LINE OF SAID LOT 25;  
THENCE SOUTH 89°54'54" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 4.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 2,000 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID LOT 24;  
THENCE SOUTH 89°54'54" WEST ALONG THE SOUTH LINE OF SAID BLOCK 8, A DISTANCE OF 4.00 FEET;  
THENCE NORTH 00°04'20" WEST, A DISTANCE OF 199.98 FEET TO THE NORTH LINE OF SAID LOT 17;  
THENCE NORTH 89°54'50" EAST ALONG SAID NORTH LINE, A DISTANCE OF 4.00 FEET TO THE WEST LINE OF THE ALLEY IN SAID BLOCK 8;  
THENCE SOUTH 00°04'20" EAST ALONG SAID WEST LINE, A DISTANCE OF 199.98 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 800 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF BLOCK 8, SHERMAN SUBDIVISION, ASSUMED TO BEAR SOUTH 00°04'20" EAST.

PREPARED BY: AARON MURPHY, PLS 38162

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



TEMPLATE: R:\MAPS\SUBDIVISIONS\ALLEY-DED-17-44B.C LAYOUTS.DWG  
PLS 38162  
NOTES: WED 04/05/17 8:10:30A BY: MATTHEW REYNOLDS

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

<b>ISSUE DATE:</b> 04-04-2017	<b>PROJECT #:</b> 160306				
<b>DATE</b>	<b>REVISION COMMENTS</b>	HANOVER	ALLEY DEDICATION DESCRIPTION	 1120 Lincoln Street, Suite 1000 Denver, Colorado 80203 P: 303.623.6300 F: 303.623.6311 HarrisKocherSmith.com	CHK'D BY: AWM DRAWN BY: MJS
					SHEET NO.
					1
					1 OF 2



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 9<sup>th</sup> day of May, 2017, by **South Broadway Station Apartments LLC**, a Delaware limited liability company, whose address is 5847 San Felipe, Suite 3600, Houston, TX 77057 ("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 Exhibit A attached 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:

**SOUTH BROADWAY STATION APARTMENTS LLC**, a Delaware limited liability company

By: **THC BS LLC**, a Delaware limited liability company, its Manager

By: *Kathy K. Binford*  
Name: Kathy K. Binford  
Title: Vice President

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

This instrument was acknowledged before me on May 9, 2017, by Kathy K. Binford, Vice President of THC BS LLC, a Delaware limited liability company, on behalf of said limited liability company in its capacity as Manager of South Broadway Station Apartments LLC, a Delaware limited liability company, on behalf of said limited liability company.



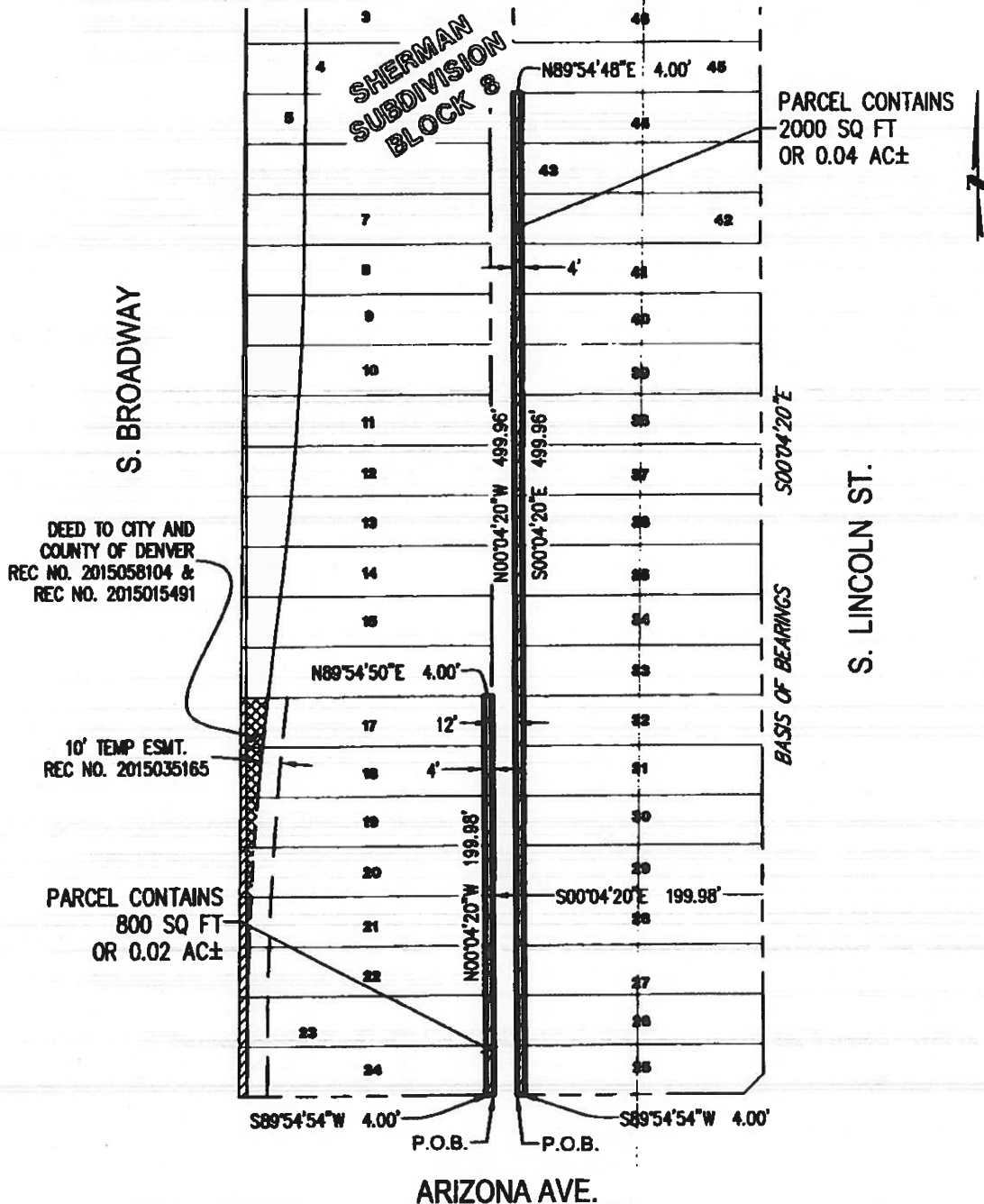
*Shandel Felder*  
Notary Public, State of Texas  
SHANDEL FELDER  
(printed name)

My commission expires:  
2-26-2020



# EXHIBIT

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



DEED TO CITY AND COUNTY OF DENVER  
REC NO. 2015058104 &  
REC NO. 2015015491

10' TEMP ESMT.  
REC NO. 2015035165

PARCEL CONTAINS  
800 SQ FT  
OR 0.02 AC±

PARCEL CONTAINS  
2000 SQ FT  
OR 0.04 AC±

NOTE:  
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ISSUE DATE: 04-04-2017	PROJECT #: 180308
DATE	REVISION COMMENTS

HANOVER

ALLEY DEDICATION  
EXHIBIT

**HKS HARRIS KOCHER SMITH**  
1128 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P 303.823.6300 F 303.823.6311  
HarrisKocherSmith.com

CHKD BY: AWM  
DRAWN BY: ILS  
SHEET NO  
2  
1 of 1