



## 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:** August 4, 2017

**ROW #:** 2017-Dedication-0000047      **SCHEDULE #:** 0226407013000 & 0226407015000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as Tremont Pl., and also a Public Alley. Located at the intersection of 29<sup>th</sup> St. and Tremont.

**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 Tremont Pl., and also a 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 **(2862 Tremont Townhomes)**

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 Tremont Pl and also Public Alley. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2017-Dedication-0000047-001 & 002) 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 Castenada  
Public Works Survey, Paul Rogalla  
Owner: City and County of Denver  
Project file folder 2017-Dedication-0000047

## 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: August 4, 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 Tremont Pl., and also a Public Alley.  
Located at the intersection of 29<sup>th</sup> St. and Tremont.

**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 Tremont Pl., and also a 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 (2862 Tremont Townhomes)

**\*\*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:** 29<sup>th</sup> and Tremont Pl
- 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-0000047, 2862 Tremont Townhomes**

**Description of Proposed Project: Dedicate a parcel of public right of way as Tremont Pl. and also a 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**

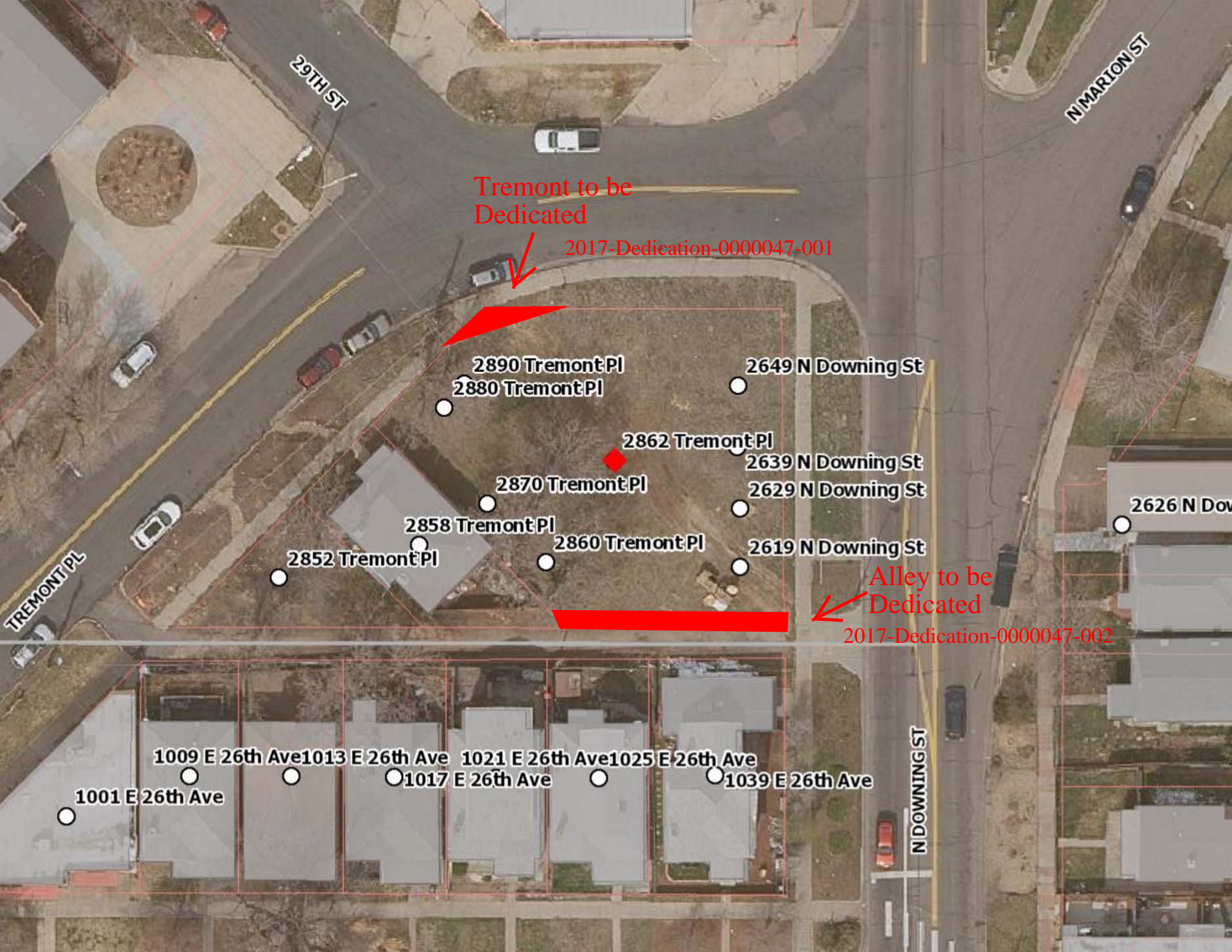
**What is the known duration of an MEP: N/A**

**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, 2862 Tremont Townhomes.**



29TH ST

N MARION ST

Tremont to be Dedicated

2017-Dedication-0000047-001



2890 Tremont Pl  
2880 Tremont Pl

2649 N Downing St

2862 Tremont Pl

2639 N Downing St

2870 Tremont Pl

2629 N Downing St

2858 Tremont Pl

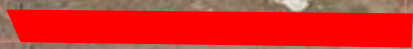
2860 Tremont Pl

2619 N Downing St

2852 Tremont Pl

Alley to be Dedicated

2017-Dedication-0000047-002



TREMONT PL

1009 E 26th Ave 1013 E 26th Ave 1021 E 26th Ave 1025 E 26th Ave  
1001 E 26th Ave 1017 E 26th Ave 1039 E 26th Ave

N DOWNING ST

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY, 2017, AT RECEPTION NUMBER 2017060602 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PART OF BLOCK 2, CASE & HAWE'S RESUBDIVISION LYING IN BLOCK 81, CASE & EBERT'S ADDITION TO THE CITY OF DENVER, LOCATED IN THE SW 1/4 OF SECTION 26, T 3 S, R 68 W OF THE 6TH P.M. CITY & COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CHISELED CROSS OFFSET 4.0 FEET EAST AND 4.0 FEET SOUTH OF THE SOUTHEAST CORNER OF BLOCK 1, CASE AND HAWE'S RESUBDIVISION TO THE CITY OF DENVER, WHENCE A CHISELED CROSS OFFSET 4.0 FEET SOUTH AND 4.0 FEET SWATHWEST OF THE SOUTHWEST CORNER OF SAID BLOCK 1, BEARS SOUTH 89°52'23" WEST 93.21 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 03°05'08" WEST A DISTANCE OF 76.12 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TREMONT PLACE AND THE WESTERLY RIGHT-OF-WAY LINE OF DOWNING STREET;

THENCE SOUTH 89°52'23" WEST ALONG SAID SOUTHERLY LINE OF TREMONT PLACE A DISTANCE OF 65.73 FEET TO A POINT OF CURVE AND THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12°28'34", A RADIUS OF 163.68 FEET, AN ARC LENGTH OF 35.64 FEET AND A CHORD BEARING SOUTH 70°17'09" WEST A DISTANCE OF 35.57 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF TREMONT PLACE;

THENCE NORTH 44°52'23" EAST ALONG SAID SOUTHEASTERLY LINE OF TREMONT PLACE A DISTANCE OF 16.86 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 2, CASE & HAWE'S RESUBDIVISION TO THE CITY OF DENVER AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF TREMONT PLACE;

THENCE NORTH 89°52'23" EAST ALONG SAID SOUTHERLY LINE OF TREMONT PLACE A DISTANCE OF 21.59 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 106 SQUARE FEET OR 0.002 ACRES.

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CURTIS M. LANDRY, P.L.S. 28275  
FOR AND ON BEHALF OF CJ SURVEYING, LLC

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY, 2017, AT RECEPTION NUMBER 2017060602 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PART OF BLOCK 2, CASE & HAWE'S RESUBDIVISION LYING IN BLOCK 81, CASE & EBERT'S ADDITION TO THE CITY OF DENVER AND A PART OF OUTLOT B, FISK'S ADDITION TO THE CITY OF DENVER, ADJOINING BLOCK 2, CASE AND HAWE'S RESUBDIVISION, AND A PART OF LOT 8, ROSENFELD'S SUBDIVISION, LOCATED IN THE SW 1/4 OF SECTION 26, T 3 S, R 68 W OF THE 6TH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CHISELED CROSS OFFSET 4.0 FEET EAST AND 4.0 FEET SOUTH OF THE SOUTHEAST CORNER OF BLOCK 1, CASE AND HAWE'S RESUBDIVISION TO THE CITY OF DENVER, WHENCE A CHISELED CROSS OFFSET 4.0 FEET SOUTH AND 4.0 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF SAID BLOCK 1, BEARS SOUTH 89°52'23" WEST 93.21 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;  
THENCE SOUTH 03°05'08" WEST A DISTANCE OF 76.12 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TREMONT PLACE AND THE WESTERLY RIGHT-OF-WAY LINE OF DOWNING STREET;  
THENCE SOUTH 00°00'00" WEST ALONG SAID WESTERLY LINE OF DOWNING STREET A DISTANCE OF 91.70 FEET TO THE NORTHERLY LINE OF A 12.0 FOOT ALLEY AND THE POINT OF BEGINNING;  
THENCE SOUTH 00°00'00" WEST ALONG SAID WESTERLY LINE OF DOWNING STREET A DISTANCE OF 4.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 2, CASE AND HAWE'S RESUBDIVISION TO THE CITY OF DENVER AND THE NORTHERLY LINE OF AN 8.0 FEET ALLEY;  
THENCE NORTH 89°55'11" WEST ALONG SAID NORTHERLY LINE OF SAID 8.0 FOOT ALLEY A DISTANCE OF 59.91 FEET TO THE SOUTHWESTERLY LINE OF LOT 8, ROSENFELD'S SUBDIVISION TO THE CITY OF DENVER;  
THENCE NORTH 45°08'46" WEST ALONG SAID SOUTHWESTERLY LINE OF LOT 8 A DISTANCE OF 5.68 FEET TO THE NORTHERLY LINE OF A 12.0 FOOT ALLEY;  
THENCE SOUTH 45°08'46" EAST ALONG SAID NORTHERLY LINE OF A 12.0 FOOT ALLEY A DISTANCE OF 63.93 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 248 SQUARE FEET OR 0.006 ACRES.

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CURTIS M. LANDRY, P.L.S. 28275  
FOR AND ON BEHALF OF CJ SURVEYING, LLC



2017060602

Page: 1 of 6

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 4<sup>th</sup> day of May, 2017, by Tremont Townhomes, LLC a Colorado limited liability company, whose address is 16949 W 69th Circle, Arvada, CO 80007 ("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.

Asset Mgmt. #: 16-297

Project Description: SWD

Asset Manager: [Signature]

Date: 05/05/17

Tremont Townhomes LLC

Approved: [Signature]

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

ATTEST:

Tremont Townhomes, LLC

By: Blake A Feik, Manager

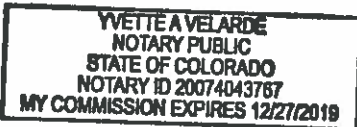
a Colorado Limited Liability Company

STATE OF Colorado )  
 ) ss.  
COUNTY OF Adams )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of May, 2017  
by Blake A Feik, as Manager of Tremont Townhomes, LLC.

Witness my hand and official seal.

My commission expires: 12/27/19



Yvette A Velarde  
Notary Public



EXHIBIT A  
SHEET 1 OF 2  
LAND DESCRIPTION

A PART OF BLOCK 2, CASE & HAWE'S RESUBDIVISION LYING IN BLOCK 81, CASE & EBERT'S ADDITION TO THE CITY OF DENVER, LOCATED IN THE SW 1/4 OF SECTION 26, T 3 S, R 68 W OF THE 6TH P.M. CITY & COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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FOR AND ON BEHALF OF CJ SURVEYING, LLC

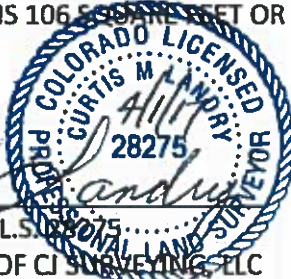
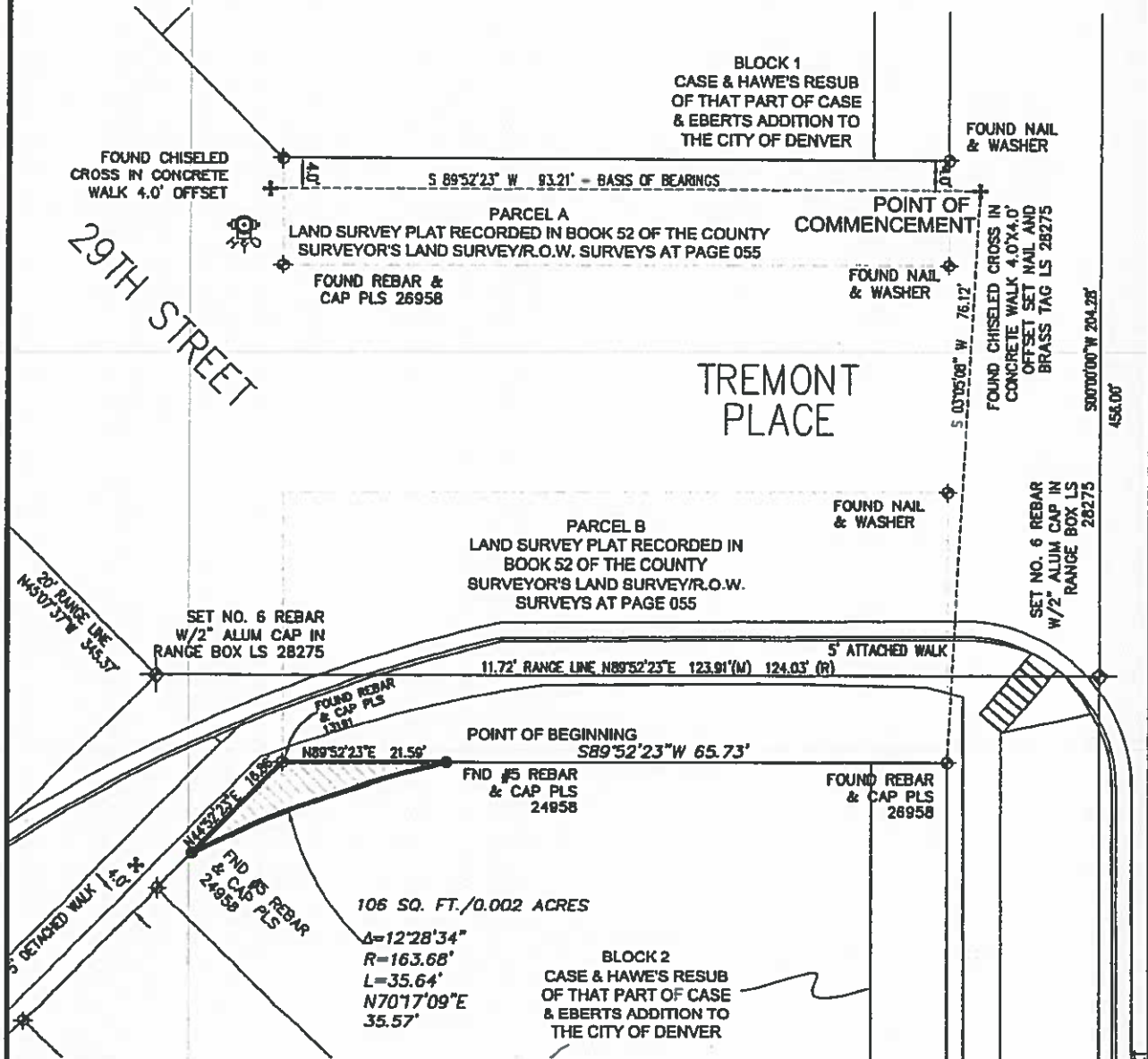


EXHIBIT A  
SHEET 2 OF 2



29TH STREET

TREMONT PLACE

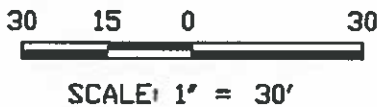
20' RANGE LINE  
N45°07'37" W 345.57'

5' DETACHED WALK  
15.00'



C J

WO#: 160  
REVD: 04/03/17  
DRFT: CML



SCALE: 1" = 30'

CJ Surveying, LLC.  
8879 Miners Drive  
Highlands Ranch, CO 80126  
303-928-0769

BLOCK 1  
CASE & HAWES RESUB  
OF THAT PART OF CASE  
& EBERTS ADDITION TO  
THE CITY OF DENVER

PARCEL B  
LAND SURVEY PLAT RECORDED IN  
BOOK 52 OF THE COUNTY  
SURVEYOR'S LAND SURVEY/R.O.W.  
SURVEYS AT PAGE 055

PARCEL A  
LAND SURVEY PLAT RECORDED IN BOOK 52 OF THE COUNTY  
SURVEYOR'S LAND SURVEY/R.O.W. SURVEYS AT PAGE 055

BLOCK 2  
CASE & HAWES RESUB  
OF THAT PART OF CASE  
& EBERTS ADDITION TO  
THE CITY OF DENVER

106 SQ. FT./0.002 ACRES

Δ=12°28'34"  
R=163.68'  
L=35.64'  
N70°17'09"E  
35.57'

11.72' RANGE LINE N89°52'23"E 123.91'(M) 124.03'(R)

POINT OF BEGINNING  
S89°52'23"W 65.73'

FND #5 REBAR  
& CAP PLS  
24958

FOUND REBAR  
& CAP PLS  
28958

SET NO. 6 REBAR  
W/2" ALUM CAP IN  
RANGE BOX LS 28275

FOUND REBAR  
& CAP PLS  
13181

FND #5 REBAR  
& CAP PLS  
24958

FOUND CHISELED  
CROSS IN CONCRETE  
WALK 4.0' OFFSET

FOUND REBAR &  
CAP PLS 26958

FOUND NAIL  
& WASHER

FOUND NAIL  
& WASHER

FOUND CHISELED CROSS IN  
CONCRETE WALK 4.0'X4.0'  
OFFSET SET NAIL AND  
BRASS TAG LS 28275

FOUND NAIL  
& WASHER

SET NO. 6 REBAR  
W/2" ALUM CAP IN  
RANGE BOX LS  
28275

S00°00'00"W 204.25'  
458.00'

S 03°05'08" W 76.12'

EXHIBIT B  
SHEET 1 OF 2  
LAND DESCRIPTION

A PART OF BLOCK 2, CASE & HAWE'S RESUBDIVISION LYING IN BLOCK 81, CASE & EBERT'S ADDITION TO THE CITY OF DENVER AND A PART OF OUTLOT B, FISK'S ADDITION TO THE CITY OF DENVER, ADJOINING BLOCK 2, CASE AND HAWE'S RESUBDIVISION, AND A PART OF LOT 8, ROSENFELD'S SUBDIVISION, LOCATED IN THE SW 1/4 OF SECTION 26, T 3 S, R 68 W OF THE 6TH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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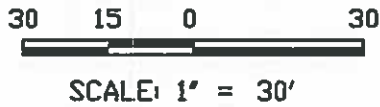
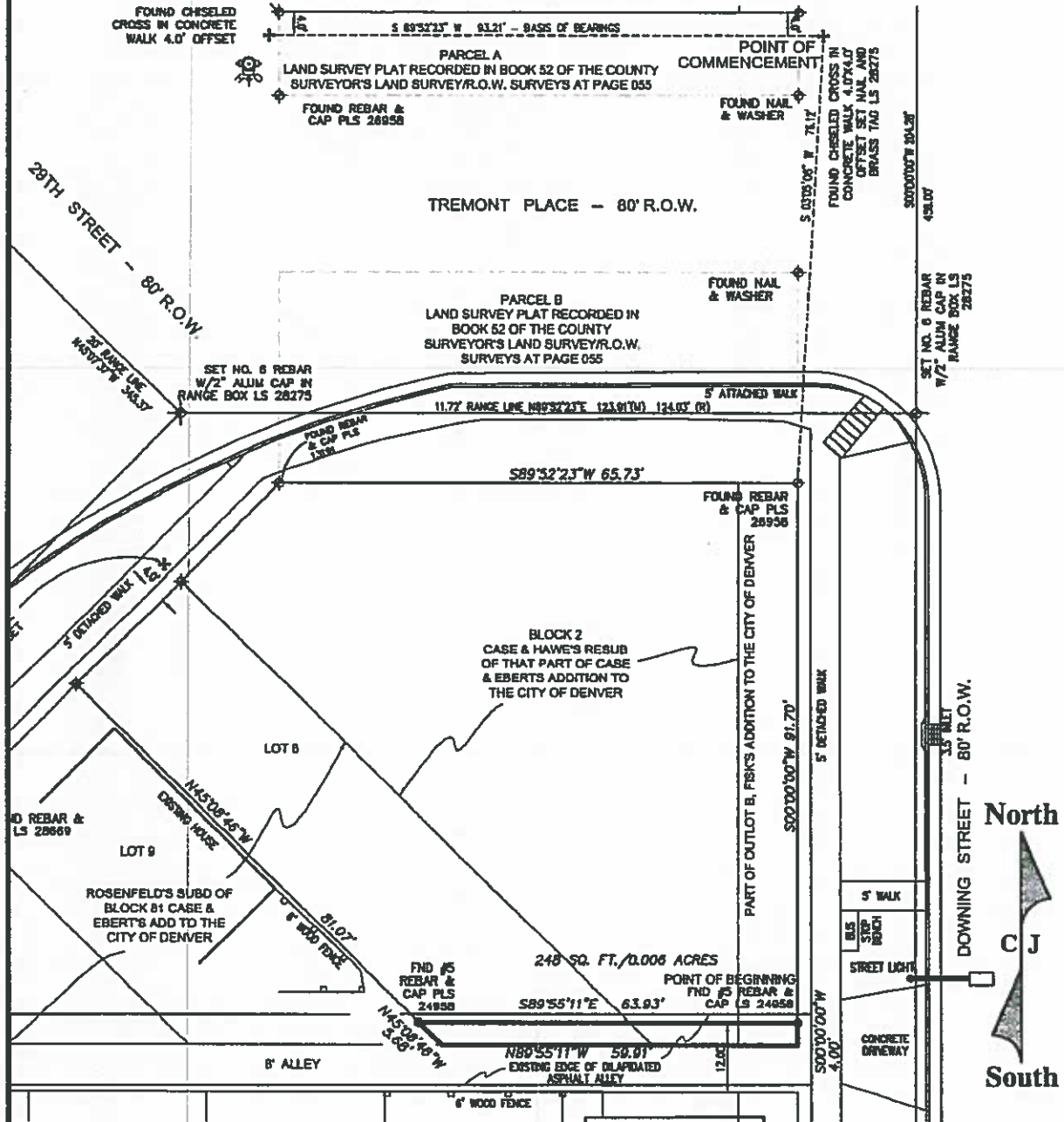
  
  
CURTIS M. LANDRY, P.L.S. 28275  
FOR AND ON BEHALF OF CJ SURVEYING, LLC

EXHIBIT B  
SHEET 2 OF 2



WO#: 160  
 REVD: 04/03/17  
 DRFT: CML

**CJ Surveying, LLC.**  
 8879 Miners Drive  
 Highlands Ranch, CO 80126  
 303-928-0769