




REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

FROM: Ted W. Christianson P.E., Engineering Manager II
Right-of-Way Services 

DATE: February 28, 2017

ROW #: 2016-Dedication-0000267 **SCHEDULE #:** 0234225035000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Public Alley and also Park Ave. West. Located at the intersection of Park Ave. West and Champa 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 along with Park Ave. West. 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 (**Park Avenue Self Storage**)

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 and Park Ave. West. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2016-Dedication-0000267-001 and 002) HERE.

A map of the area to be dedicated is attached.

RD/PR/BLV

cc: Asset Management, Robert Koehler
City Councilperson & Aides, Albus Brooks District # 9
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, Paul Rogalla
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2016-Dedication-0000267

ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias
at 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: February 28, 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 and also Park Ave. West. Located at the intersection of Park Ave. West and Champa 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:

[Insert general description here. If there is not enough available space, please attach an Executive Summary]

*****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: Alley and Street near Park Ave. West and Champa St.
- d. Affected Council District: Dist #9 Albus Brooks
- 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-0000267, Park Avenue West Self Storage

Description of Proposed Project: Dedicate a parcel of public right of way as Public Alley, and Park Avenue West.

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, Park Avenue Self Storage.

A parcel of land situated in the Northeast One-Quarter of Section 34, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The Northwesterly 2.00 feet of Lots 27 to 32, inclusive, Block 114, Stile's Addition to the City of Denver, being further described as follows:

Beginning at the Northerly most corner of said Lot 32, said point also being on the Southwesterly Right-of-Way for Park Avenue West;

Thence along the Northeasterly boundary of said Lot 32 and said Southwest Right-of-Way, S45°03'10"E, a distance of 2.00 feet;

Thence S44°54'44"W, a distance of 150.14 feet to a point on the Southwest boundary of said Lot 27;

Thence along said Southwest boundary, N45°03'50"W, a distance of 2.00 feet to the Westerly most corner of said Lot 27;

Thence along the Northwesterly boundary of said Lots 27 to 32, inclusive, N44°54'44"E, a distance of 150.14 feet to the Point of Beginning;

Containing 300 square feet or 0.007 acres, more or less.

Basis of Bearings: S 45°03'10" E being the 20' Range Line north of Block 114, Stile's Addition to the City of Denver located within the Park Avenue R.O.W. as measured between a City and County of Denver Range Point (2.5" Brass Cap 1.1' down in a monument well LS 11130) at the Northeast corner of the block and a City and County of Denver Range Point (2.5" Aluminum Cap 0.3' down in monument well LS 11150) at the Northwest corner of the block.

A parcel of land situated in the Northeast One-Quarter of Section 34, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The Northeasterly 1.50 feet of Lot 32, Block 114, Stile's Addition to the *City* of Denver except the Northwest 2.00 feet thereof, being further described as follows:

Beginning at the Easterly most corner of said Lot 32, said point also being the intersection of the Southwesterly Right-of-Way for Park Avenue West and the Northwesterly Right-of-Way for Champa Street;

Thence along the Southeasterly boundary of said Lot 32 and said Northwest Right-of-Way, S44°55'02"E, a distance of 1.50 feet;

Thence N45°03'10"W, a distance of 123.50 feet;

Thence N44°54'44" E, a distance of 1.50 feet to a point on the Northeast boundary of said Lot 32, said point also being on the said Southwest Right-of-Way;

Thence along said Northeast boundary and said Southwest Right-of-Way, S45°03'10"E, a distance of 123.50 feet to the Point of Beginning;

Containing 185 square feet or 0.004 acres, more or less.

Basis of Bearings: S 45°03'10" E being the 20' Range Line north of Block 114, Stile's Addition to the City of Denver located within the Park Avenue R.O.W. as measured between a City and County of Denver Range Point (2.5" Brass Cap 1.1' down in a monument well LS 11130) at the Northeast corner of the block and a City and County of Denver Range Point (2.5" Aluminum Cap 0.3' down in monument well LS 11150) at the Northwest corner of the block.



Guardian Storage
2' Alley Exhibit

A parcel of land situated in the Northeast One-Quarter of Section 34, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The Northwesterly 2.00 feet of Lots 27 to 32, inclusive, Block 114, Stile's Addition to the City of Denver, being further described as follows:

Beginning at the Northerly most corner of said Lot 32, said point also being on the Southwesterly Right-of-Way for Park Avenue West;

Thence along the Northeasterly boundary of said Lot 32 and said Southwest Right-of-Way, S45°03'10"E, a distance of 2.00 feet;

Thence S44°54'44"W, a distance of 150.14 feet to a point on the Southwest boundary of said Lot 27;

Thence along said Southwest boundary, N45°03'50"W, a distance of 2.00 feet to the Westerly most corner of said Lot 27;

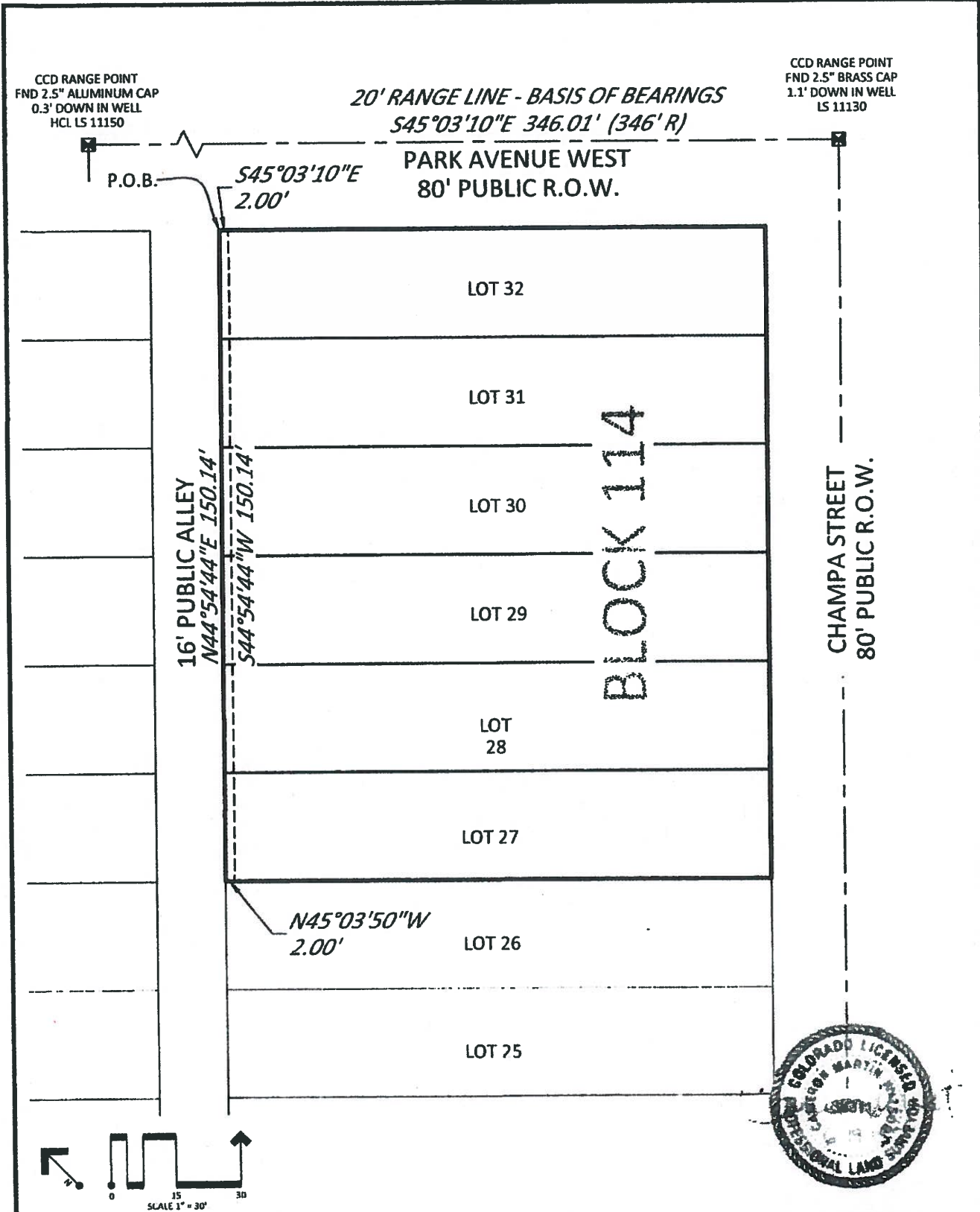
Thence along the Northwesterly boundary of said Lots 27 to 32, inclusive, N44°54'44"E, a distance of 150.14 feet to the Point of Beginning;

Containing 300 square feet or 0.007 acres, more or less.

Basis of Bearings: S 45°03'10" E being the 20' Range Line north of Block 114, Stile's Addition to the City of Denver located within the Park Avenue R.O.W. as measured between a City and County of Denver Range Point (2.5" Brass Cap 1.1' down in a monument well LS 11130) at the Northeast corner of the block and a City and County of Denver Range Point (2.5" Aluminum Cap 0.3' down in monument well LS 11150) at the Northwest corner of the block.

Cameron M. Watson, PLS
Colorado License No. 38311
For and on behalf of Point Consulting, LLC
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Littleton, CO 80127
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 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

EXHIBIT AILEY
GUARDIAN STORAGE
 DENVER, COLORADO

DATE	DESCRIPTION
12.16.14	ORIGINAL PREPARATION
06.19.15	ADDED BASIS OF BEARINGS

ICB NO. 14,070,74 SHEET 2/2



**Guardian Storage
1.5' Sidewalk Exhibit**

A parcel of land situated in the Northeast One-Quarter of Section 34, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The Northeasterly 1.50 feet of Lot 32, Block 114, Stile's Addition to the City of Denver except the Northwest 2.00 feet thereof, being further described as follows:

Beginning at the Easterly most corner of said Lot 32, said point also being the intersection of the Southwesterly Right-of-Way for Park Avenue West and the Northwesterly Right-of-Way for Champa Street;

Thence along the Southeasterly boundary of said Lot 32 and said Northwest Right-of-Way, S44°55'02"E, a distance of 1.50 feet;

Thence N45°03'10"W, a distance of 123.50 feet;

Thence N44°54'44"E, a distance of 1.50 feet to a point on the Northeast boundary of said Lot 32, said point also being on the said Southwest Right-of-Way;

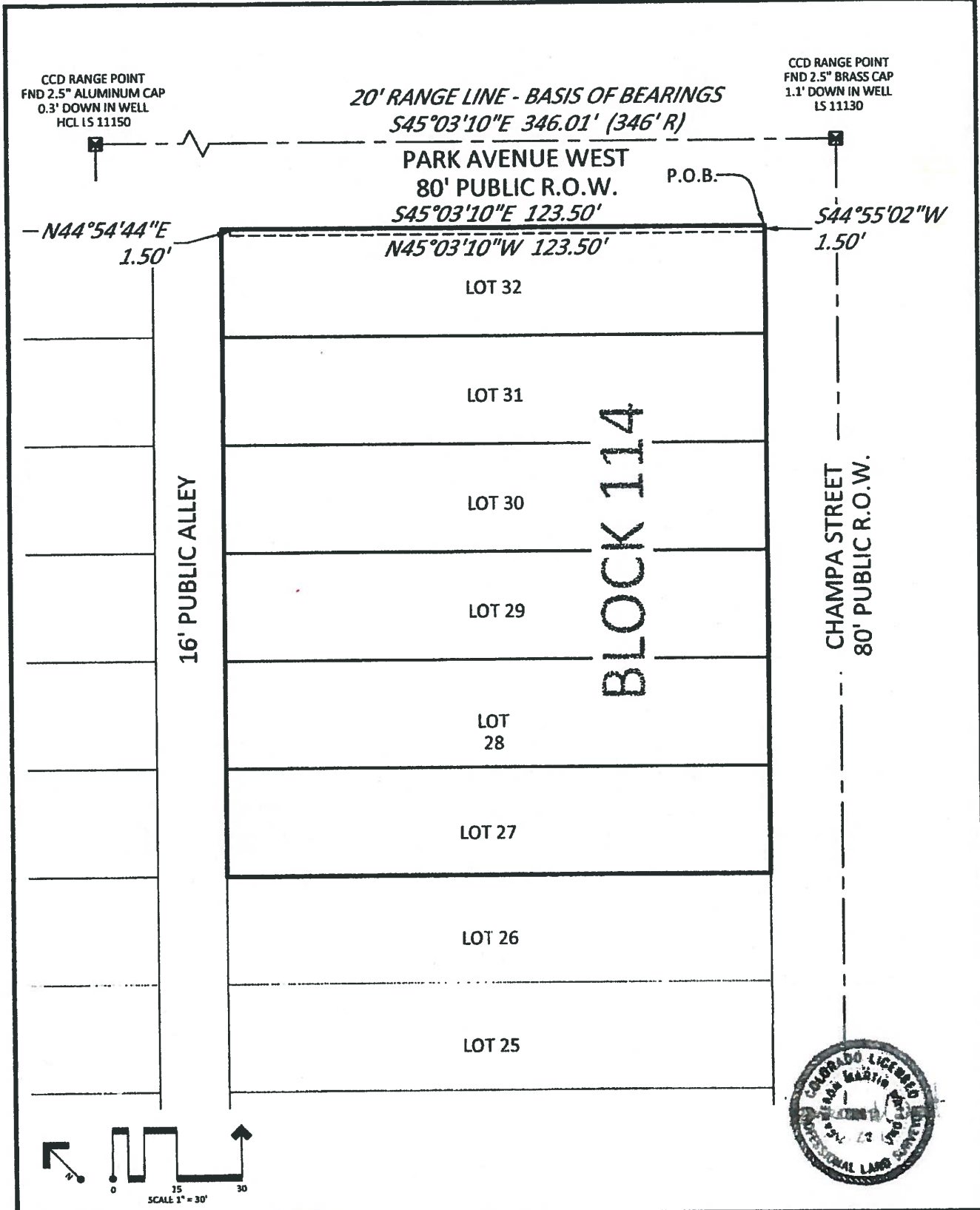
Thence along said Northeast boundary and said Southwest Right-of-Way, S45°03'10"E, a distance of 123.50 feet to the Point of Beginning;

Containing 185 square feet or 0.004 acres, more or less.

Basis of Bearings: S 45°03'10" E being the 20' Range Line north of Block 114, Stile's Addition to the City of Denver located within the Park Avenue R.O.W. as measured between a City and County of Denver Range Point (2.5" Brass Cap 1.1' down in a monument well LS 11130) at the Northeast corner of the block and a City and County of Denver Range Point (2.5" Aluminum Cap 0.3' down in monument well LS 11150) at the Northwest corner of the block.

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For and on behalf of Point Consulting, LLC
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 www.point-llc.com
 PLANNING | ENGINEERING
 (ARCHITECTURE) | SURVEYING

EXHIBIT - PARK AVF
GUARDIAN STORAGE
 (DENVER, COLORADO)

DATE	DESCRIPTION
11.12.14	ORIGINAL PREPARATION
06.19.15	ADDED BASIS OF BEARINGS

JOB NO. 1409074 SHEET 2/2



SPECIAL WARRANTY DEED

THIS DEED, dated DECEMBER 21, 2016, is between Park Avenue Self Storage, 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" and "B" 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 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 monetary liens, taxes and assessments, 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 under Grantor, except for all matters of record.

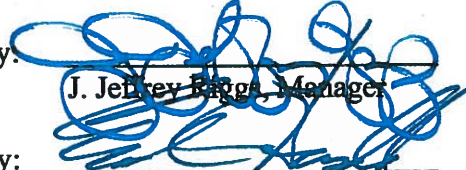

COMMUNITY PLANNING
AND DEVELOPMENT
2016 DEC 21 PM 2:04
CITY AND COUNTY OF DENVER

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

GRANTOR:

Park Avenue Self Storage LLC,
a Colorado limited liability company

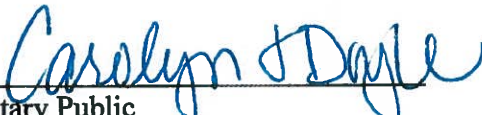
By: Baron Haselden Manager LLC,
a Colorado limited liability company,
its Manager

By: 
J. Jeffrey Riggs, Manager
By: 
Eddie J. Haselden, Manager

STATE OF COLORADO

COUNTY OF Denver

The foregoing instrument was acknowledged before me this 21 day of December, 2016, by J. Jeffrey Riggs, a manager of Baron Haselden Manager LLC, a Colorado limited liability company, the manager of Park Avenue Self Storage LLC, a Colorado limited liability company. Witness my hand and official seal.


Notary Public

My commission expires: 10/31/2018

STATE OF COLORADO

COUNTY OF Arapahoe

**CAROLYN J. DOYLE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024030409
MY COMMISSION EXPIRES 10/31/2018**

The foregoing instrument was acknowledged before me this 21st day of December, 2016, by Eddie J. Haselden, a manager of Baron Haselden Manager LLC, a Colorado limited liability company, the manager of Park Avenue Self Storage LLC, a Colorado limited liability company. Witness my hand and official seal.


Notary Public

My commission expires: 11/15/2018

**SHAE L. DEVLIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20024037185
MY COMMISSION EXPIRES NOVEMBER 15, 2018**

As required per C.R.S. § 38-35-106.5, the name and address of the person creating the newly created legal descriptions is set forth on EXHIBITS "A" and "B" attached hereto and incorporated herein.