



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

FROM: Matt Bryner, Director Engineer-Architect
Right-of-Way Services

DATE: December 16th, 2019

ROW #: 2019-DEDICATION-0000083 **SCHEDULE #:** 0618100029000

TITLE: This request is to dedicate a parcel of land as Public Right-of-Way as Leetsdale Dr., located at the intersection of Leetsdale Dr. and S. Holly 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 Leetsdale Dr. This parcel(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, Hilltop Senior Living.

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 Leetsdale Dr. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2019-DEDICATION-0000083-001) HERE.

A map of the area to be dedicated is attached.

MB/RP/RL

cc: Dept. of Real Estate, Katherine Rinehart
City Councilperson, Amanda Sawyer District # 5
Councilperson Aide, Melissa Horn
Councilperson Aide, Logan Fry
City Council Staff, Zach Rothmier
Environmental Services, David Erickson
Public Works, Manager's Office, Alba Castro
Public Works, Manager's Office, Jason Gallardo
Public Works, 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, Stan Lechman
Public Works Survey, Ron Post
Public Works Survey, Paul Rogalla
Public Works Ordinance
Owner: City and County of Denver
Project file folder 2019-DEDICATION-0000083

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: December 16th, 2019

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 a parcel of land as Public Right-of-Way as Leetsdale Dr., located at the intersection of Leetsdale Dr. and S. Holly St.

3. **Requesting Agency:** Public Works, Right-of-Way Services
Agency Division: 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:** 720-865-8713
- **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 Leetsdale Dr. This parcel(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, Hilltop Senior Living.

****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:** Intersection of Leetsdale Dr and S. Holly St.
- d. **Affected Council District:** Amanda Sawyer Dist #5
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):**

7. **Is there any controversy surrounding this resolution?** (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: 2019-DEDICATION-0000083

Description of Proposed Project: Dedication of a parcel of land as Public Right-of-Way.

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 as Leetsdale Dr.

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

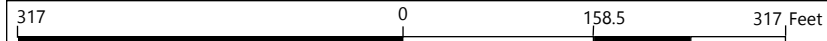
Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Right-of-Way, as part of a development project called Hilltop Senior Living.



Legend

-  Well Restrictions
-  Barrier Restrictions
- Area Restrictions**
-  Liner
-  Sheet Pile Wall Area
-  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
-  Lots/Blocks
- Parks**
-  All Other Parks; Linear
-  Mountain Parks

Area to be dedicated



A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF SEPTEMBER 2019, AT RECEPTION NUMBER 2019119256 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN DESCRIBED AS:

A PART OF LOT 9, BOOTH'S SUBDIVISION AND SITUATED IN THE NE1/4 OF SECTION 18, T.4S., R.67W. OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND REBAR AND ILLEGIBLE PLASTIC CAP FOUND AT THE NORTHEAST CORNER OF LOT 9, BOOTH'S SUBDIVISION;
THENCE S00°05'31"E ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 24.54 FEET;
THENCE N53°33'16"W A DISTANCE OF 7.71 FEET;
THENCE N76°13'45"W A DISTANCE OF 147.81 FEET TO A POINT CURVE;
THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°20'29", A RADIUS OF 4671.50 FEET, AN ARC LENGTH OF 272.42 FEET, A CHORD BEARING OF N77°53'59"W AND A CHORD DISTANCE OF 272.39 FEET;
THENCE N79°34'14"W A DISTANCE OF 219.68 FEET TO A POINT ON THE WEST LINE OF SAID LOT 9;
THENCE N00°04'00"W ALONG SAID WEST LINE, A DISTANCE OF 18.32 FEET TO A FOUND LEAD PLUG ON THE SOUTHWESTERLY R.O.W. LINE OF LEETSDALE DRIVE;
THENCE S80°32'15"E ALONG SAID SOUTHWESTERLY R.O.W. LINE, A DISTANCE OF 267.90 FEET TO A FOUND 1 ½" ILLEGIBLE ALUMINUM CAP;
THENCE S76°47'15"E ALONG SAID SOUTHWESTERLY R.O.W. LINE, A DISTANCE OF 377.88 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS (13,062 SQUARE FEET) 0.2999 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE LOT 9, BOOTH'S SUBDIVISION BEARING S89°45'07"W BOUNDED BY A FOUND REBAR & 1" PLASTIC CAP L.S. NO. 14112 FOUND AT THE SOUTHWEST CORNER OF SAID LOT 9 AND A FOUND REBAR & 1" PLASTIC CAP L.S. NO. 14112 FOUND AT THE SOUTHEAST CORNER OF SAID LOT 9.



09/05/2019 09:18 AM
City & County of Denver

R \$0.00

WD

2019119256

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 5th day of August, 2019, by 5512 Leetsdale LLC, a Colorado limited liability company, whose address is 3000 Lawrence Street, Denver, CO 80205, United States ("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.

Assoc. Mgmt # 19-121

2019-Dedication-00000083

Project Description

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

ATTEST:

5512 Leetsdale LLC, a Colorado Limited Liability Company

By: 

Name: Bahman Shafa

Its: Managing Member

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 5th day of August, 2019
by Bahman Shafa, as Managing Member of 5512 Leetsdale LLC, a Colorado
Limited Liability Company.

Witness my hand and official seal.

My commission expires: March 26, 2023


Notary Public

DIANA MARIE PAPA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194011803
MY COMMISSION EXPIRES MARCH 26, 2023

EXHIBIT "A"

Page 1 of 2

Land Description:

A part of Lot 9, Booths Subdivision and situated in the NE1/4 of Section 18, T.4S., R.67W. of the 6th P.M., City and County of Denver, State of Colorado, and being more particularly described as follows:

Beginning at a found rebar and illegible plastic cap found at the Northeast Corner of Lot 9, Booths Subdivision;
Thence S00°05'31"E along the East Line of said Lot 9, a distance of 24.54 feet;
Thence N53°33'16"W a distance of 7.71 feet;
Thence N76°13'45"W a distance of 147.81 feet to a point curve;
Thence along a curve to the left having a central angle of 03°20'29", a radius of 4671.50 feet, an arc length of 272.42 feet, a chord bearing of N77°53'59"W and a chord distance of 272.39 feet;
Thence N79°34'14"W a distance of 219.68 feet to a point on the West Line of said Lot 9;
Thence N00°04'00"W along said West Line, a distance of 18.32 feet to a found lead plug on the Southwesterly R.O.W. Line of Leetsdale Drive;
Thence S80°32'15"E along said Southwesterly R.O.W. Line, a distance of 267.90 feet to a found 1 1/2" illegible aluminum cap;
Thence S76°47'15"E along said Southwesterly R.O.W. Line, a distance of 377.88 feet to the **Point of Beginning**.

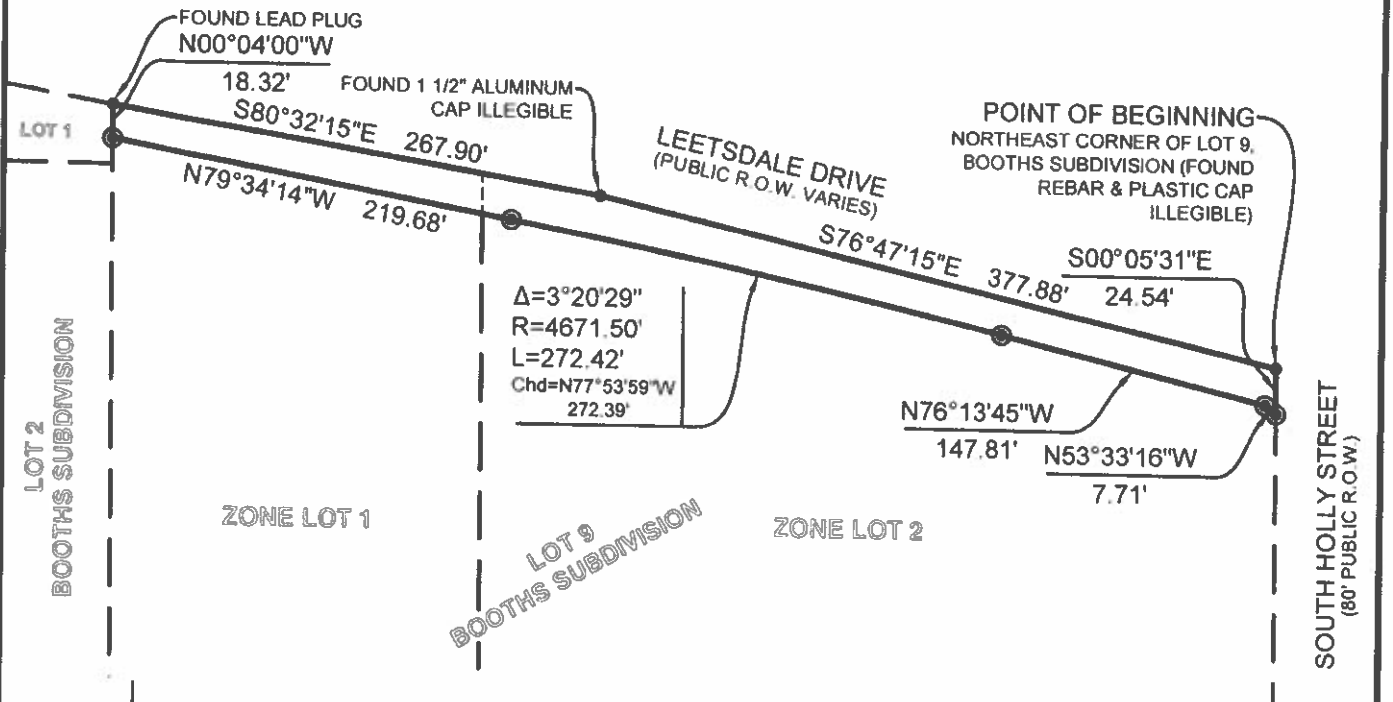
Parcel Contains (13,062 Square Feet) 0.2999 Acres, more or less.

Date prepared: May 28, 2019
Date of last revision: July 19, 2019
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



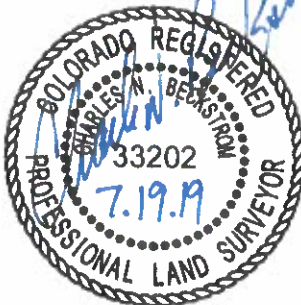
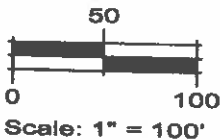
ILLUSTRATION TO EXHIBIT "A"

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LEGEND

- SET 3/4"x24" REBAR & 2" ALUMINUM CAP L.S. NO. 33202
- FOUND MONUMENT AS DESCRIBED



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

PROPERTY OWNER:
5512 LEETSDALE LLC
 3000 LAWRENCE STREET
 DENVER, COLORADO 80205

PARCEL CONTAINS
 13,062 SQUARE FEET
 0.2999 ACRES

CITY AND COUNTY OF DENVER

R.O.W. CONVEYANCE
 A PART OF LOT 9, BOOTH'S SUBDIVISION
 SITUATED IN THE NE 1/4 OF SECTION 18, T.4S., R.67W., OF THE 6TH P.M.
 CITY AND COUNTY OF DENVER, COLORADO

Drawn By: <i>DWW, JDP</i>	Checked By: <i>CNB</i>	Project No. <i>0144.064</i>	Date: <i>5/28/19 rev 7/19/19</i>
Scale: <i>1"=100'</i>	File Name: <i>K:\Projects\Perception Design Group\5512 Leetsdale DR\ROW\5512 Leetsdale - ROW Dedication.dwg</i>		

Note: This exhibit does not represent a monumented survey, it is intended only to depict the attached description.