



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: October 12, 2017

ROW #: 2017-Dedication-0000073 **SCHEDULE #:** 0506209006000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Sheridan Blvd.
Located at the intersection of W. 13th Ave. and N. Sheridan Blvd.

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 N. Sheridan Blvd. 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 **(1340 Sheridan 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 N. Sheridan Blvd. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2017-Dedication-0000073-001) HERE.

A map of the area to be dedicated is attached.

MB/JS/BV

cc: Asset Management, Robert Koehler
City Councilperson & Aides, Rafael Espinoza District # 1
Council Aide Gina Volpe
Council Aide Amanda Sandoval
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, Jon Spirk
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2017-Dedication-0000073

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: October 12, 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 Sheridan Blvd.
Located at the intersection of W. 13th Ave. and N. Sheridan Blvd.

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 N. Sheridan Blvd. 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 (**1340 Sheridan 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:** 1340 N. Sheridan Blvd.
- d. **Affected Council District:** Rafael Espinoza Dist. #1
- 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-0000073, 1340 Sheridan Townhomes

Description of Proposed Project: Dedicate a parcel of public right of way as N. Sheridan Blvd.

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, 1340 Sheridan Townhomes



227 0 113.5 227 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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1: 1,772

0.1

Map Generated: 10/9/2017

The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to the fitness for a particular use.

THIS IS NOT A LEGAL DOCUMENT.

A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 18th day of September 2017, at Reception No. 2017122693 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

BEING A PORTION OF LOTS 13 THROUGH 16 INCLUSIVE OF BLOCK 3 OF EDGEFIELD SUBDIVISION, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 3, FROM WHENCE THE SOUTHWEST CORNER OF SAID BLOCK 3 BEARS SOUTH 00°04'01" WEST A DISTANCE OF 600.00 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO; THENCE ALONG THE WEST LINE OF SAID BLOCK 3, SOUTH 00°04'01" WEST, 300.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 13, AND BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID WEST LINE OF SAID BLOCK 3, ALONG THE NORTH LINE OF SAID LOT 13, SOUTH 89°54'09" EAST, 10.0 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE, SOUTH 00°04'01" WEST, 100.00 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED LOT 16; THENCE ALONG SAID SOUTH LINE, NORTH 89°54'19" WEST, 10.00 FEET TO THE WEST LINE OF THE AFOREMENTIONED BLOCK 3; THENCE ALONG SAID WEST LINE, NORTH 00°04'01" EAST, 100.00 FEET TO THE POINT OF BEGINNING.

Containing ±1,000 Square Feet or ±0.023 Acres of Land, more or less.

Asset Mgmt # 17-66



09/18/2017 09:45 AM
City & County of Denver

R \$0.00

WD

2017122693

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 13th day of September, 2017, by REAL PROPERTY OWNERS, LLC, a Colorado limited liability company, whose address is 12457 Topaz Vista Way, Castle Rock, CO 80108-8256 ("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.

Approved: [Signature]
Asset Management:
Date: 09/15/17

Project Description:
SW1
Real Property Owners LLC

EXHIBIT A Land Description

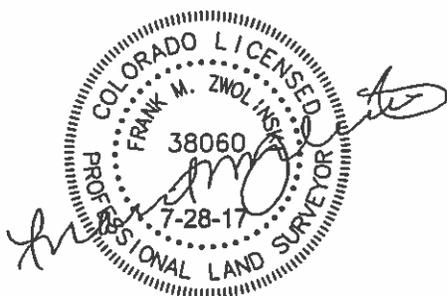
BEING A PORTION OF LOTS 13 THROUGH 16 INCLUSIVE OF BLOCK 3 OF EDGEFIELD SUBDIVISION, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Containing ±1,000 Square Feet or ±0.023 Acres of Land, more or less.

End of Legal Description.



Frank M. Zwolinski, P.L.S.
Colorado License No. 38060
For and on behalf of Power Surveying Company, Inc.
(303) 702-1617



DRAWING BY: BJJ DATE: 7-28-2017
PROJECT NO. 501-16-254(B)

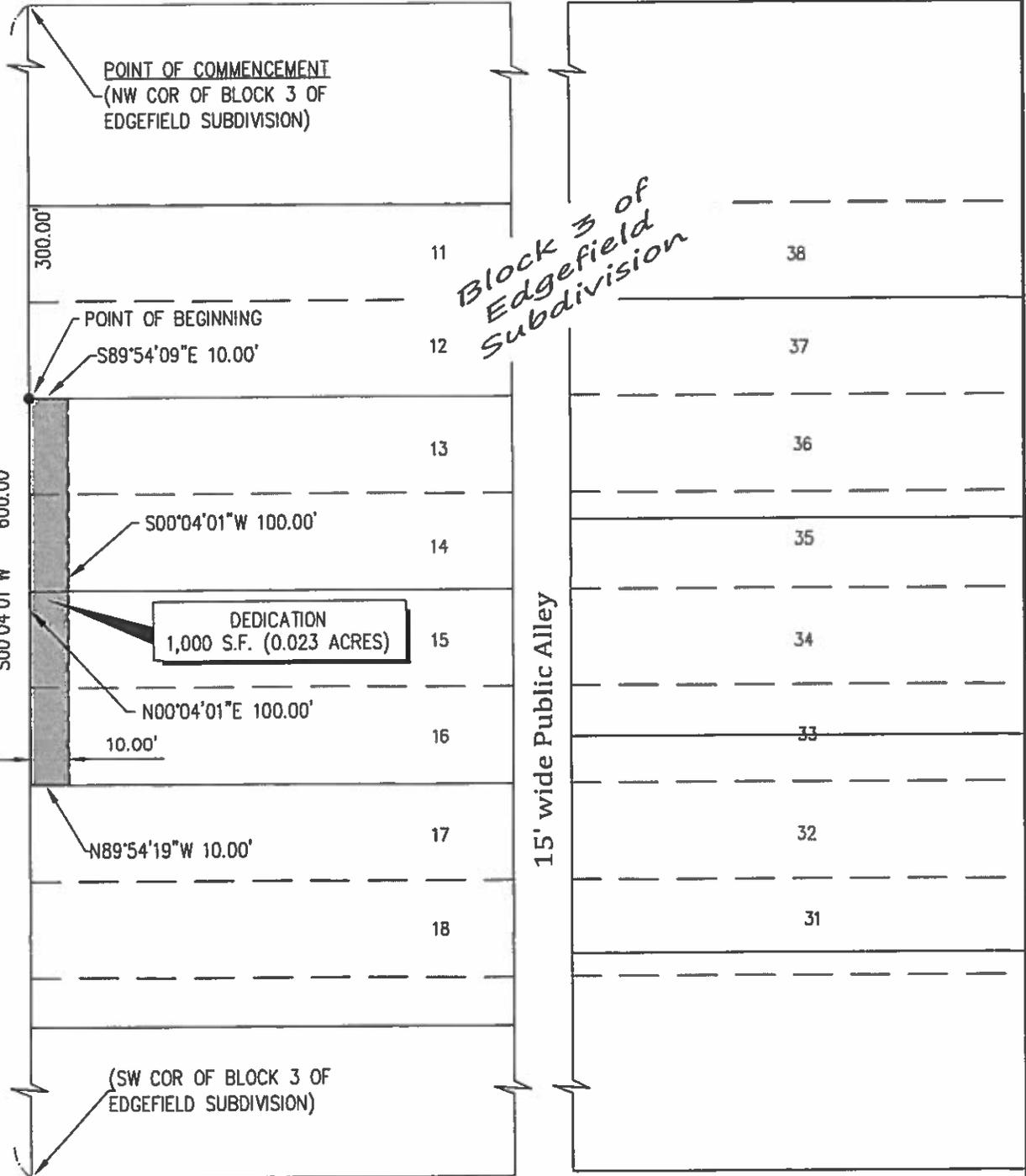
EXHIBIT A Land Description Exhibit

W. 14th AVENUE

N. SHERIDAN BOULEVARD

20.0' RANGE LINE

BASIS OF BEARINGS
S00°04'01"W 600.00'



W. 13th AVENUE



SCALE: 1" = 40'



720 W. 84TH AVENUE
UNIT 224
THORNTON, COLORADO 80260

PH: 303-702-1817
FAX: 303-702-1488
WWW.POWERSURVEYING.COM

DRAWING BY: BJJ DATE: 07-28-2017
PROJECT NO. 501-16-254(B)