



DENVER
THE MILE HIGH CITY

Denver Public Works
Plan Review Services

201 W Colfax Ave, Dept. 507
Denver, CO 80202
p: 720.865.2782

e: Denver.ROW@denvergov.org
www.denvergov.org/PWPRS

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Karen Walton, City Attorney's Office

FROM: Robert J. Duncanson P.E., Engineering Manager II
Right-of-Way Services

DATE: May 29, 2015

ROW #: 2013-0522-06 **SCHEDULE #:** 0227500017000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Brighton Blvd. Located at the intersection of Brighton Blvd. and 31st Street.

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 Brighton 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 (**Broadstone at RiNo**)

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 Brighton Blvd. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2013-0522-06-001) HERE.

A map of the area to be dedicated is attached.

RD/PRR/BLV

cc: Asset Management, Steve Wirth
City Councilperson & Aides, Montero District # 9
City Council Staff, Shelley Smith
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, Rob Duncanson
Department of Law, Karen Aviles
Department of Law, Brent Eisen
Department of Law, Adam Hernandez
Department of Law, Karen Walton
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2013-0522-06

ORDINANCE/RESOLUTION REQUEST

Please email requests to Nancy Kuhn at Nancy.Kuhn@Denvergov.org by **NOON 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 29, 2015

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, amendment, municipal code change, supplemental request, etc.)

This request is to dedicate a parcel of land as Public Right of Way as Brighton Blvd.
Located at the intersection of Brighton Blvd. and 31st Street.

3. Requesting Agency: PW Right of Way Engineering Services

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 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 Brighton 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 (Broadstone at RiNo)

****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.)

- a. Contract Control Number: N/A
- b. Duration: Permanent
- c. Location: Brighton Blvd. and 31st Street
- d. Affected Council District: Montero Dist. 9
- e. Benefits: N/A
- f. Costs: N/A

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: 2013-0522-06 Dedication, Broadstone at RiNo

Description of Proposed Project: Dedicate a parcel of public right of way as Brighton 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, Broadstone at RiNo



ROW Parcel 2013-0522-06-001



BROADSTONE RING PROPERTY OWNER LLC

BURGESS/LARRY LEE

HILL, ROBERTE SR REVOCABLE ESTATE TRUST

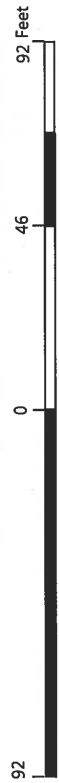
3108 N Brighton Blvd

BRIGHTON BLVD

CONNECTING RD

31ST ST

ARMAS PL



WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver
1: 720
Map Generated: 5/27/2015

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.

PW Legal Description No. 2013-0522-06-001

A parcel of land situated in the NE ¼ of Section 27, Township 3 South, Range 68 West, City and County of Denver, and conveyed by Warranty Deed to the City and County of Denver, recorded on the 22nd day of May, 2015, at Reception No. 2015066199 in the City and County of Denver Clerk & Recorder's office, State of Colorado, being more particularly described as follows:

Beginning at the Northwesterly R.O.W. Line of Brighton Boulevard at its point of intersection with the Northeasterly R.O.W. Line of 31st Street;
Thence N44°58'13"W along the Northeasterly R.O.W. Line of 31st Street, a distance of 15.00 feet;
Thence N45°06'48"E a distance of 599.59 feet;
Thence S45°00'08"E a distance of 15.00 feet to a point on the Northwesterly R.O.W. Line of Brighton Boulevard;
Thence S45°06'48"W along said Northwesterly R.O.W. Line, a distance of 599.59 feet to the Point of Beginning.

Basis of Bearings:

Bearings are based on the Easterly Line of second parcel conveyed to the City and County of Denver by deed recorded in Book 5339 at Page 231 and Southeasterly R.O.W. Line of Arkins Court bearing N17°45'58"W, monumented on the northerly corner and southerly corner by a found 1" yellow illegible plastic cap.

EXHIBIT A

Legal Description

A parcel of land situated in the NE 1/4 of Section 27, Township 3 South, Range 68 West, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the Northwestern R.O.W. Line of Brighton Boulevard at its point of intersection with the Northeastly R.O.W. Line of 31st Street;

Thence N44°58'13"W along the Northeastly R.O.W. Line of 31st Street, a distance of 15.00 feet;

Thence N45°06'48"E a distance of 599.59 feet;

Thence S45°00'08"E a distance of 15.00 feet to a point on the Northwestern R.O.W. Line of Brighton Boulevard;

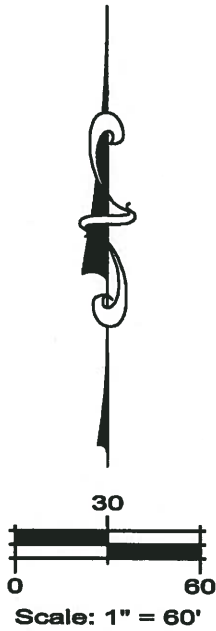
Thence S45°06'48"W along said Northwestern R.O.W. Line, a distance of 599.59 feet to the Point of Beginning.

Basis of Bearings:

Bearings are based on the Easterly Line of second parcel conveyed to the City and County of Denver by deed recorded in Book 5339 at Page 231 and Southeasterly R.O.W. Line of Arkins Court bearing N17°45'58"W, monumented on the northerly corner and southerly corner by a found 1" yellow illegible plastic cap.



ILLUSTRATION FOR "EXHIBIT A"



S45°00'08"E

15.00'

80.00'

599.59'

N45°06'48"E

S45°06'48"W

BRIGHTON BOULEVARD
(80' PUBLIC R.O.W.)

599.59'

80.00'

31ST STREET
(80' PUBLIC R.O.W.)

N44°58'13"W

15.00'

POINT OF BEGINNING

INTERSECTION OF THE NORTHWESTERLY R.O.W. LINE OF BRIGHTON BOULEVARD AND THE NORTHEASTERLY R.O.W. LINE OF 31ST STREET



PARCEL CONTAINS
8,994 SQUARE FEET
0.2065 ACRES

OWNER:

BROADSTONE RINO PROPERTY OWNER
2415 EAST CAMELBACK ROAD, SUITE 600
PHOENIX, ARIZONA 85016

PREPARED BY:

ENGINEERING SERVICE COMPANY
1300 SOUTH POTOMAC STREET, SUITE 126
AURORA, COLORADO 80012

CITY & COUNTY OF DENVER

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

DRAWN BY: SAM	SCALE: 1"=60	R.O.W. FILE#
CHECKED BY: CNB	DATE: 04/07/2015	

RIGHT-OF-WAY DEDICATION

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO



05/22/2015 03:37 PM
City & County of Denver

R \$0.00
WD

2016066199
Page: 1 of 3
D \$0.00

WARRANTY DEED

THIS DEED, dated May 21, 2015, is between Broadstone RINO Property Owner, LLC, a Delaware 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" 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 is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and 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 and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, 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 the whole or any part thereof, except for all matters of record.

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

Owner: Broadstone RINO Property Owner, LLC,
a Delaware limited liability company.

By: Broadstone RINO, LLC,
a Delaware limited liability company, its sole member

By: Broadstone RINO Alliance, LLC,
a Delaware limited liability company, its managing member

By: [Signature] Date: 5/21/15
Andrew K. Clay - Member

STATE OF Colorado

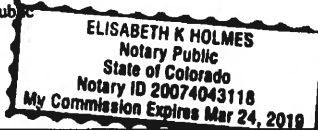
COUNTY OF Denver

The foregoing instrument was acknowledged before me this day 21 of May, 2015 by Andrew K. Clay, Member of Broadstone RINO Alliance, LLC, a Delaware limited liability company, Managing Member of Broadstone RINO, LLC, a Delaware limited liability company, Sole Member of Broadstone RINO Property Owner, LLC, a Delaware limited liability company.

Witness my hand and official seal.

[Signature]
Notary Public

My commission expires: 3/24/2019



Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

Asset Mgmt. # 15-083

Asset Management: Row
21st & Brighton Blvd

Asset Management: Date: 5-22-15