




## REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

**TO:** Caroline Martin, City Attorney's Office

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

**DATE:** April 19, 2017

**ROW #:** 2016-Dedication-0000226      **SCHEDULE #:** 0234920046000, 0234920017000, 0234920067000,  
0234920054000, 0234920053000 & 0234920066000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as Public Alley.  
Located at the intersection of E. 16<sup>th</sup> Ave. and Pearl 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. 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 (**17<sup>th</sup> and Pearl**)

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. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2016-Dedication-0000226) HERE.**

A map of the area to be dedicated is attached.

RD/KL/BV

cc: Asset Management, Robert Koehler  
City Councilperson & Aides, Wayne New District # 10  
Council Aide Melissa Horn  
Council Aide Molly Williams  
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, Keith Luttrell  
Public Works Survey, Paul Rogalla  
Owner: City and County of Denver  
Project file folder 2016-Dedication-0000226

## 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: April 19, 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.)*

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Located at the intersection of E. 16<sup>th</sup> Ave. and Pearl 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:**

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. 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 (17<sup>th</sup> and Pearl)

**\*\*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:** E. 16<sup>th</sup> and Pearl St.
- d. **Affected Council District:** Wayne New Dist. 10
- 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: \_\_\_\_\_



## EXECUTIVE SUMMARY

**DENVER**  
THE MILE HIGH CITY

**Project Title: 2016-Dedication-0000226, 17<sup>th</sup> and Pearl St.**

**Description of Proposed Project: Dedicate a parcel of public right of way as 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, 17<sup>th</sup> & Pearl**

**LAND DESCRIPTION  
EXHIBIT A  
SHEET 1 OF 2**

THAT CERTAIN PORTION OF LOTS 21 THROUGH 39, INCLUSIVE, BLOCK 299, CLEMENT'S ADDITION TO THE CITY OF DENVER, IN THE CITY AND COUNTY DENVER, STATE OF COLORADO, PER PLAT RECORDED IN BOOK 1, PAGE 11 OF PLATS, IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 21, BLOCK 299;**

**THENCE ALONG THE WESTERLY LINE OF SAID LOTS 21 THROUGH 39, INCLUSIVE, BLOCK 299, NORTH 00°10'44" WEST, 469.72 FEET TO A POINT DISTANT SOUTHERLY 32.00 FEET FROM THE NORTHWESTERLY CORNER OF LOT 40, BLOCK 299, SAID CLEMENT'S ADDITION TO THE CITY OF DENVER;**

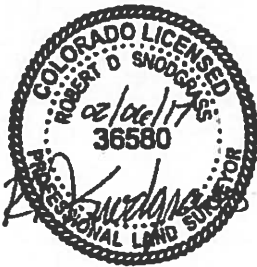
**THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 40, BLOCK 299, NORTH 89°48'46" EAST, 2.00 FEET;**

**THENCE PARALLEL WITH SAID WESTERLY LINE, SOUTH 00°10'44" EAST, 469.72 FEET TO THE SOUTHERLY LINE OF SAID LOT 21, BLOCK 299;**

**THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°49'38" WEST, 2.00 FEET TO THE POINT OF BEGINNING.**

**CONTAINING AN AREA OF 939 SQUARE FEET OR 0.022 ACRES, MORE OR LESS.**

**AS SHOWN ON THE ATTACHED ILLUSTRATION.**



**ROBERT D. SNODGRASS, PLS 36580  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1  
LITTLETON, CO 80122  
303-713-1898**

PARCEL DESCRIPTION

THAT PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11th OF APRIL 2017, BY RECEPTION NO. 2017048385, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE, STATE OF COLORADO.

**LAND DESCRIPTION**

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THENCE ALONG THE WESTERLY LINE OF SAID LOTS 21 THROUGH 39, INCLUSIVE, BLOCK 299, NORTH 00°10'44" WEST, 469.72 FEET TO A POINT DISTANT SOUTHERLY 32.00 FEET FROM THE NORTHWESTERLY CORNER OF LOT 40, BLOCK 299, SAID CLEMENT'S ADDITION TO THE CITY OF DENVER;

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THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°49'38" WEST, 2.00 FEET TO THE **POINT OF BEGINNING**.

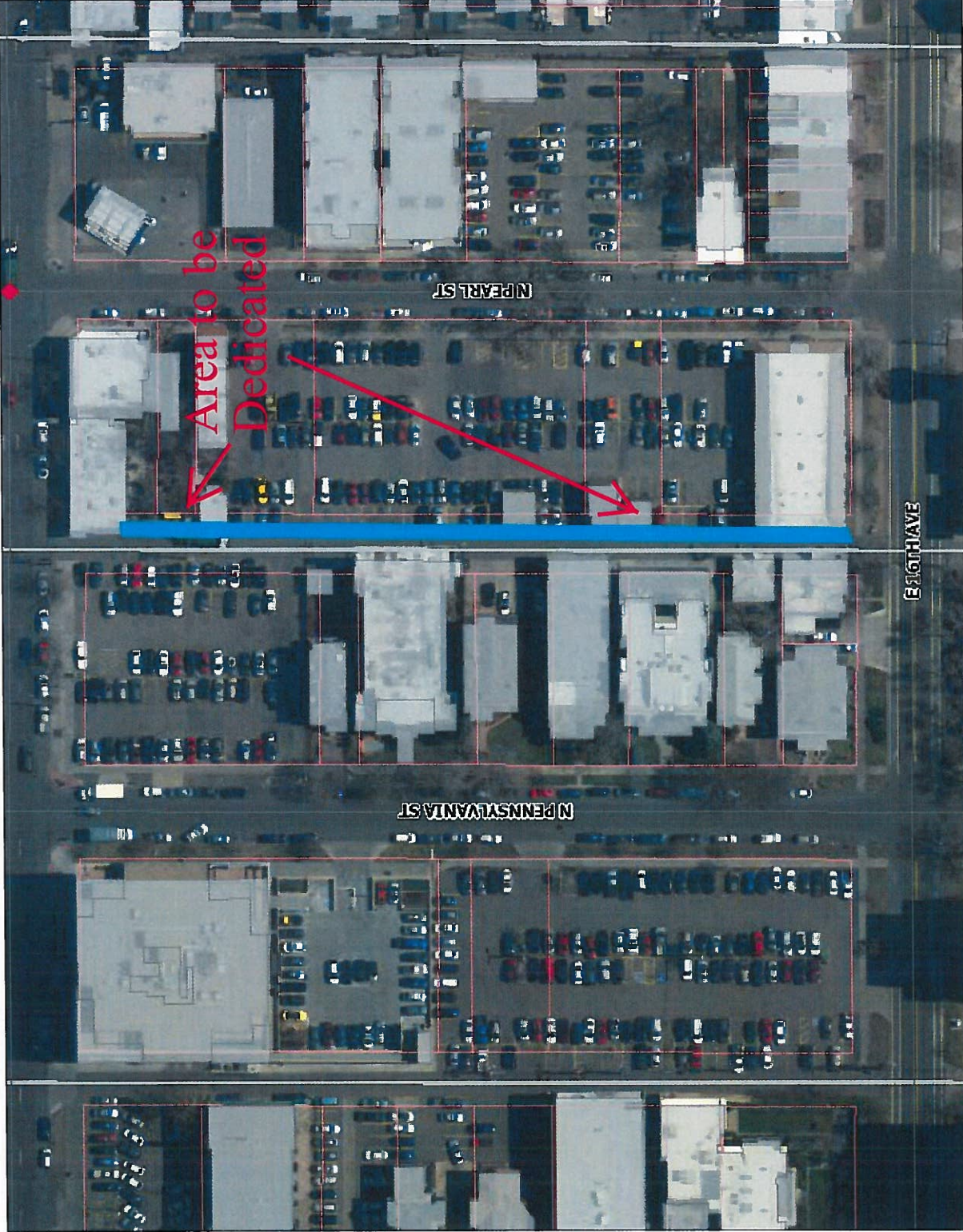
CONTAINING AN AREA OF 939 SQUARE FEET OR 0.022 ACRES, MORE OR LESS.

ROBERT D. SNODGRASS, PLS 36580  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1  
LITTLETON, CO 80122  
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- Legend**
- Streams
  - Irrigation Ditches Reconstruct (Gardens)
  - Irrigation Ditches
  - Buildings 2014
  - Streets
  - Alleys
  - Railroads
    - Main
    - Yard
    - Spur
    - Siding
    - Interchange track
    - Other
  - Bridges
  - Rail Transit Stations
    - Existing
    - Planned
  - Park-N-Ride Locations
  - Lakes
  - County Boundary
  - Parcels
  - Parks
    - All Other Parks; Linear
    - Mountain Parks



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.**

1: 1,479

Map Generated 4/19/2017

282-9116-282  
Asset Mgmt. #

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 6th day of April, 2017, by **17th and Pearl Denver, LLC**, a Delaware limited liability company who acquired title as **17th and Pearl Denver, LLC**, a Colorado limited liability company, whose address is 1550 W. McEwen Drive, Suite 200, Franklin, TN 37067 ("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.

Approved  
 Asset Management  
 Date: 04/11/17

Project Description:  
 SWD  
 17th & Pearl Denver, LLC

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

ATTEST:

**17th and Pearl Denver, LLC, a Delaware limited liability company who acquired title as 17th and Pearl Denver, LLC, a Colorado limited liability company.**

By: Southern Land Company, LLC, Manager

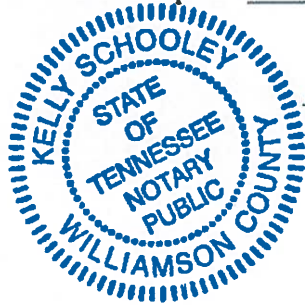
By:   
Larissa Caprio  
Chief Accounting Officer

STATE OF TENNESSEE )  
 ) ss.  
COUNTY OF WILLIAMSON)

The foregoing instrument was acknowledged before me this 6th day of April, 2017 by <sup>Larissa Caprio, Chief Accounting Officer</sup> of Southern Land Company, LLC, as Manager of 17th and Pearl Denver, LLC, a Delaware limited liability company who acquired title as 17th and Pearl Denver, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_ My Commission Expires May 25, 2020

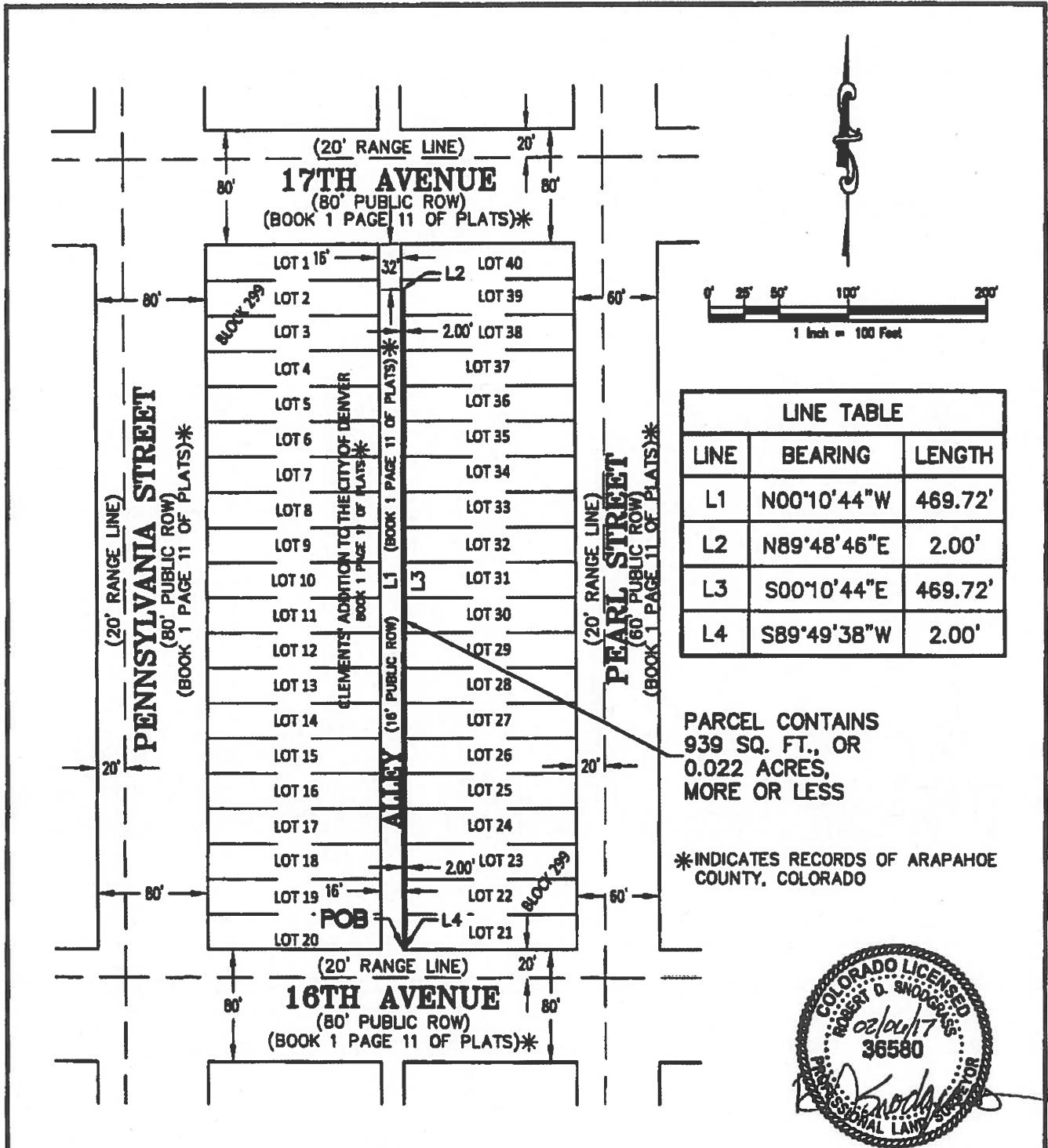


  
Notary Public



# ILLUSTRATION TO EXHIBIT A

## SHEET 2 OF 2



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: 48115-21 - 17th & Pearl.Dwg  
 DWG NAME: ALLEY DED DEDIGHT  
 DWG: RDS CHK: JRW  
 DATE: 10-11-2016  
 SCALE: 1" = 100'



300 East Mineral Ave.  
 Suite 1  
 Littleton, Colorado 80122  
 Phone: (303) 713-1170  
 Fax: (303) 713-1197  
 www.aztecconsultants.com

**ROW DEDICATION**  
 SE 1/4 SEC. 34, T3S, R68W, 6TH P.M.  
 CITY AND COUNTY OF DENVER, COLORADO  
 JOB NUMBER 48115-25 2 OF 2 SHEETS

