



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

FROM: Matt R. Bryner, P.E., Director, Right-of-Way Services

DATE: May 1, 2020

ROW #: 2019-DEDICATION-0000125 **SCHEDULE #:** 0232108052000

TITLE: This request is to dedicate a parcel of land as Public Right-of-Way as Public Alley, located at the intersection of N. Federal Blvd and W. 25th Ave.

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 by the City and County of Denver for Public Right-of-Way, as part of the development project, 'Federal Flats.'

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 # (2019-DEDICATION-0000125-001) HERE.

A map of the area to be dedicated is attached.

MB/Jon Spirk/RL

cc: Dept. of Real Estate, Katherine Rinehart
City Councilperson, Amanda Sandoval, District #1
Councilperson Aide, Gina Volpe
Councilperson Aide, Naomi Grunditz
City Council Staff, Zach Rothmier
Environmental Services, David Erickson
DOTI, Manager's Office, Alba Castro
DOTI, Manager's Office, Jason Gallardo
DOTI, Director, Right-of-Way 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
DOTI Survey, Jon Spirk
DOTI Survey, Paul Rogalla
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2019-DEDICATION-0000125

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave. | Denver, CO 80215
www.denvergov.org/doti
Phone: 720-913-1311

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: May 1st, 2020

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 Public Alley, located at the intersection of N. Federal Blvd and W. 25th Ave.

3. **Requesting Agency:** DOTI, Right-of-Way Services
Agency Section: 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:** 720-865-8723
- **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 Public Alley. 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, 'Federal Flats.'

****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:** Bounded by W. 24th Ave, N. Federal Blvd, W. 25th Ave, and N. Eliot St.
- d. **Affected Council District:** Amanda Sandoval, District #1
- 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: _____

EXECUTIVE SUMMARY

Project Title: 2019-DEDICATION-0000125

Description of Proposed Project: Dedication of a parcel of land as 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 be dedicated as Public Alley.

Has a Temp MEP been issued, and if so, what work is underway: N/A

What is the known duration of a 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

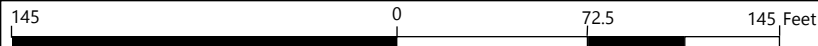
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Alley, as part of a development project called, 'Federal Flats.'



Legend

-  Streams
-  Irrigation Ditches Reconstruct (Gardeners)
-  Irrigation Ditches
-  Streets
-  Alleys
- Railroads**
 -  Main
 -  Yard
 -  Spur
 -  Siding
 -  Interchange track
 -  Other
-  Bridges
-  Lakes
-  County Boundary
-  Parcels
-  Lots/Blocks
- Parks**
 -  All Other Parks; Linear
 -  Mountain Parks



A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 17th day of December 2019, at Reception Number 2019177034 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, therein as:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH 25 FEET OF LOT 7, LOT 10 AND THE NORTH 10 FEET OF LOT 11 EXCEPT THE REAR 8 FEET OF BLOCK 33, TOWN OF HIGHLAND LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 2 FEET OF THE EAST 10 FEET OF THE SOUTH 25 FEET OF SAID LOT 7, ALL OF LOT 10 AND THE NORTH 10 FEET OF LOT 11, BLOCK 33, TOWN OF HIGHLAND, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING +/-130 SQUARE FEET OR +/-0.003 ACRES OF LAND, MORE OR LESS.



12/17/2019 03:58 PM
City & County of Denver

R \$0.00

WD

2019177034

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 12th day of December, 2019, by **Rise Realty Holdings, LLC**, a Colorado limited liability company, whose address is 2255 Sheridan Blvd. Unit C-296, Edgewater, CO 80214, 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.

ASSIST MGMT # 14-182

ing Description: 2014 - Vacationer 1 - 0000125
2018 PM0000561 Federal Flats

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

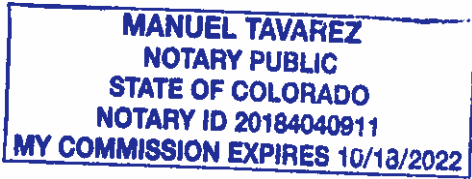
ATTEST:

Rise Realty Holdings, LLC, a Colorado limited liability company

By: _____

Name: James Herron

Its: Manager



STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 11th day of December 2019 by James Herron, as Manager of **Rise Realty Holdings, LLC**, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 10-18-2022

Notary Public

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

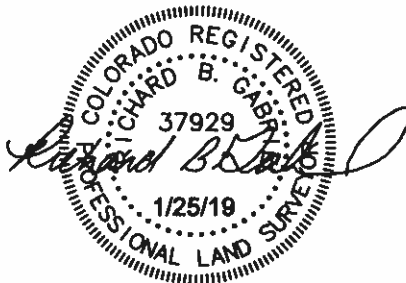
LAND DESCRIPTION

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CONTAINING +/-130 SQUARE FEET OR +/-0.003 ACRES OF LAND, MORE OR LESS.

END OF LEGAL DESCRIPTION.



Richard B. Gabriel, P.L.S.
Colorado License #37929
For and on behalf of Power Surveying Company, Inc.
303-702-1617



720 W. 84TH AVENUE, UNIT 240
THORNTON, COLORADO 80260

PH. 303-702-1617
FAX. 303-702-1488
WWW.POWERSURVEYING.COM

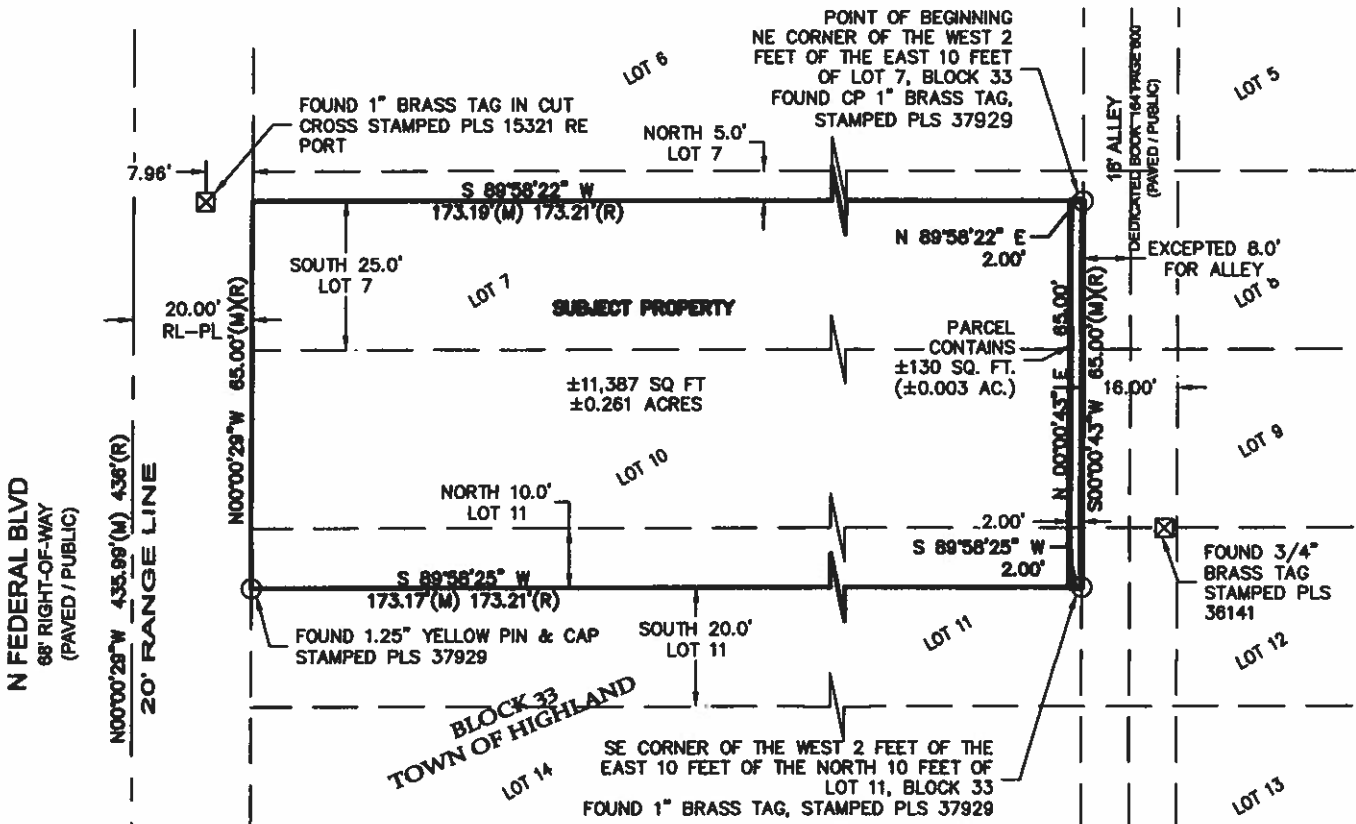
DRAWING BY: MB
PROJECT NO.

DATE: 1-25-2019
18-262

EXHIBIT A

EXHIBIT OF LAND DESCRIPTION

SHEET 2 OF 2



N FEDERAL BLVD
88' RIGHT-OF-WAY
(PAVED / PUBLIC)

N00°00'28"W 435.99'(M) 436'(R)
20' RANGE LINE



SCALE: 1" = 30'



POWER™
Surveying Company, Inc.

Established 1948
PH. 303-702-1817
FAX. 303-702-1488
WWW.POWERSURVEYING.COM

720 W. 84TH AVENUE, UNIT 240
THORNTON, COLORADO 80260

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