



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: April 16, 2014

ROW #: 2012-0209-06 **SCHEDULE #:** 0606315040000
0606315039000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Colorado Blvd.
Located at the intersection of Colorado Blvd and 8th 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 Colorado 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 **(Trader Joes)**

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 Colorado Blvd. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2012-0209-06-001) HERE.

A map of the area to be dedicated is attached.

RD/JL/BLV

cc: Asset Management, Steve Wirth
City Councilperson & Aides, Mary Beth Susman District # 5
City Council Staff, Gretchen Williams
Environmental Services, David Erickson
Public Works, Manager's Office, Alba Castro
Public Works, Manager's Office, Nancy Kuhn
Public Works, Right-of-Way Engineering Services, Rob Duncanson
Department of Law, Karen Aviles
Department of Law, Brent Eisen
Department of Law, Karen Walton
Public Works Survey, Ralph Pettit
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2012-0209-06

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: April 16, 2014

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 Colorado Blvd.
Located at the intersection of Colorado Blvd and 8th Ave.

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:** Nancy Kuhn
- **Phone:** 720-865-8720
- **Email:** Nancy.Kuhn@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 Colorado 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 (Trader Joes)

****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:** 8th Ave. and Colorado Blvd.
- d. **Affected Council District:**
- 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: _____



EXECUTIVE SUMMARY

DENVER
THE MILE HIGH CITY

Project Title: 2012-0209-06 Dedication, Trader Joes

Description of Proposed Project: Dedicate a parcel of public right of way as Colorado 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

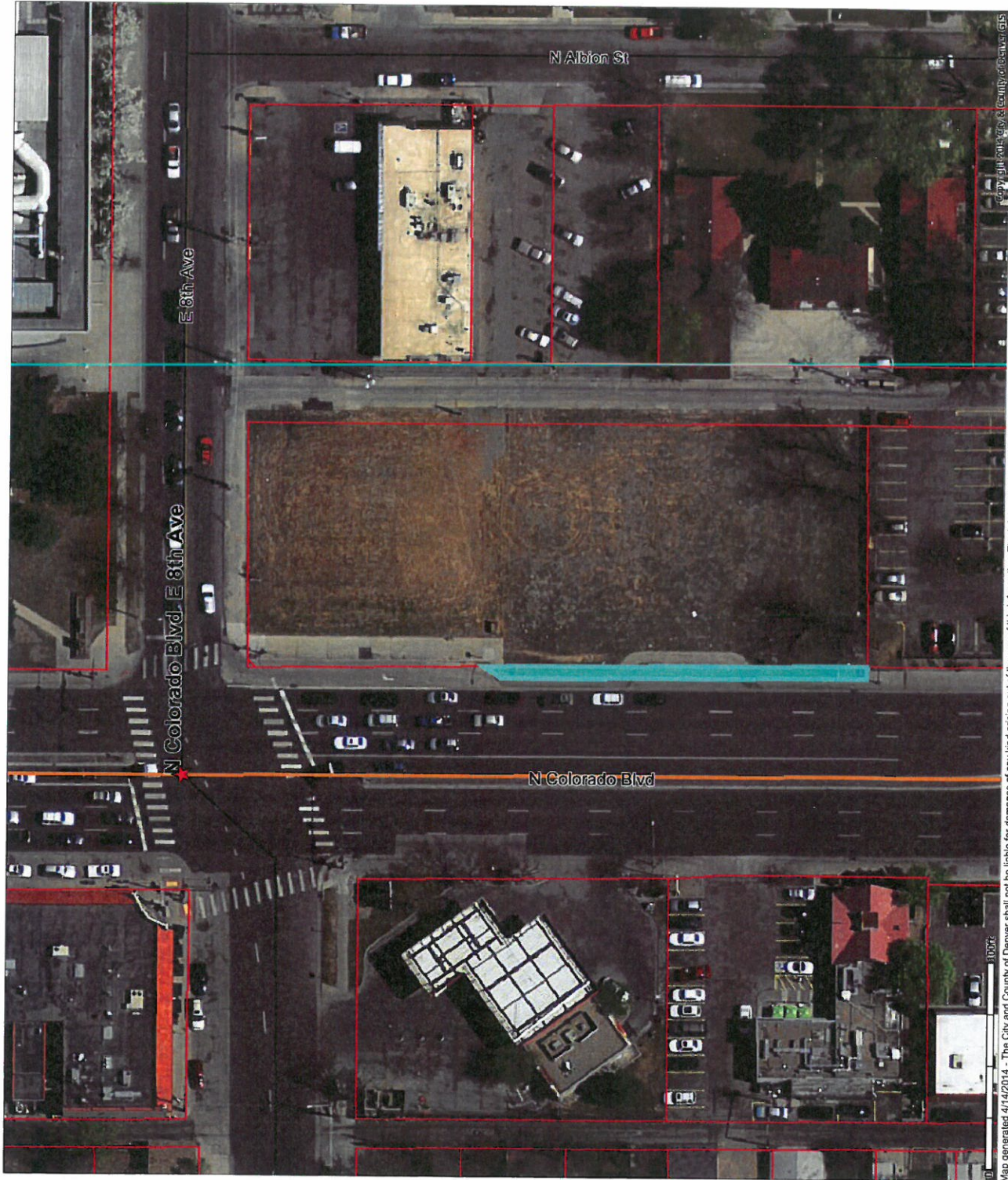
Will land be dedicated to the City if the vacation goes through: N/A

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, Trader Joes.

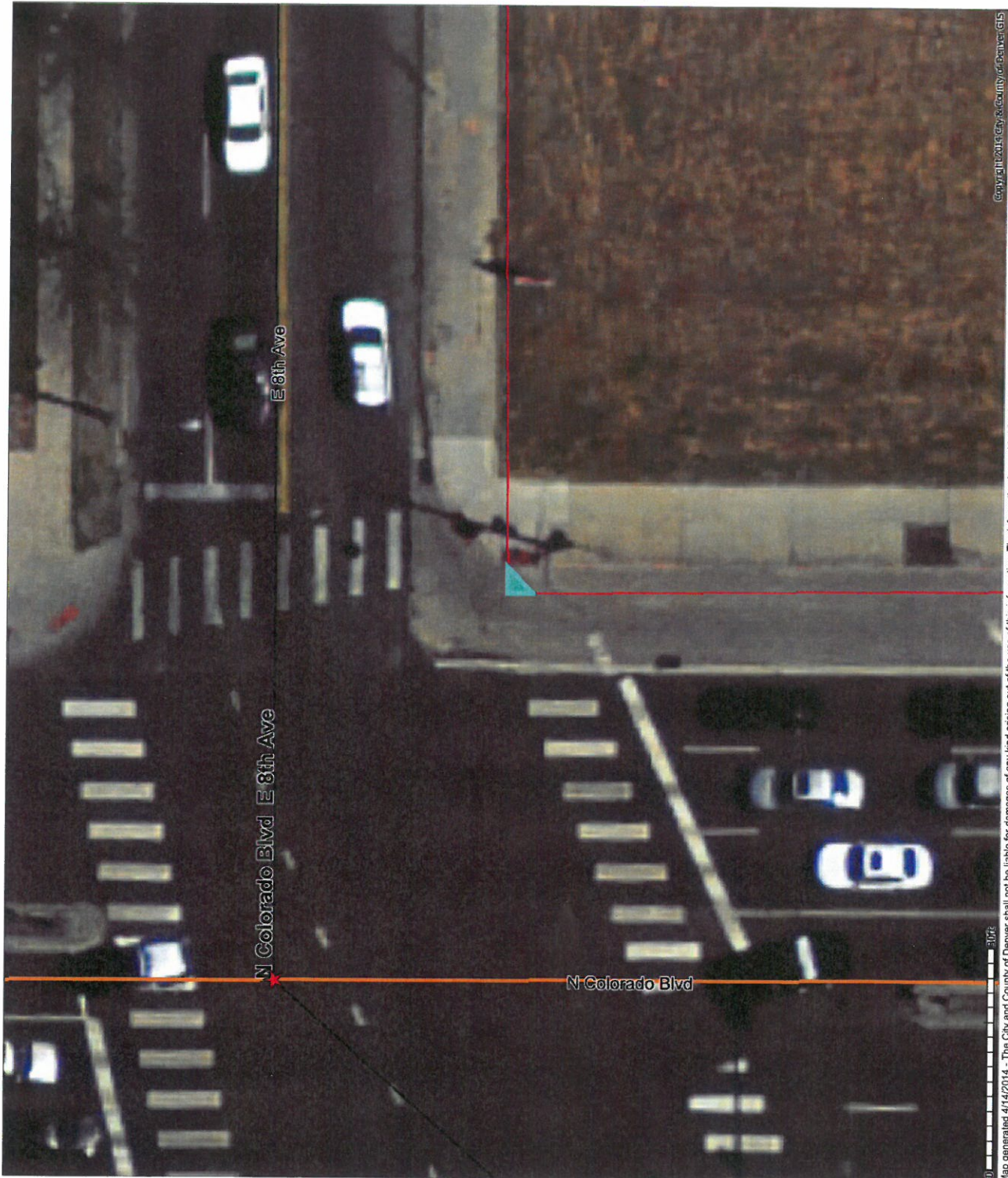
Colorado Blvd. Parcel 1



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2012_Denver.jp2.Ir1
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Map generated 4/14/2014 - 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.

Colorado Blvd. Parcel 2



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2012_Denver.jp2.lri
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF LOTS 6-12, BLOCK 1, SKINNER BROS. SUBDIVISION, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 6, MONUMENTED AT THE WEST ONE-QUARTER CORNER BY A 3.25 INCH ALUMINUM CAP IN RANGE BOX STAMPED "LS 13212", AND MONUMENTED AT THE SOUTHWEST CORNER BY A 3.25 INCH ALUMINUM CAP IN RANGE BOX STAMPED "1991 LS 13212", WITH THE LINE CONSIDERED TO BEAR S00°14'21"W.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6;

THENCE N00°14'21"E ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 6, A DISTANCE OF 995.81 FEET;

THENCE S89°45'39"E PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 12 OF SAID BLOCK 1, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COLORADO BOULEVARD AND THE **POINT OF BEGINNING**;

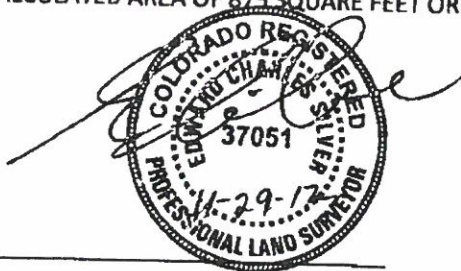
THENCE N00°14'21"E ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF COLORADO BOULEVARD AND THE WESTERLY BOUNDARY LINE OF SAID BLOCK 1, A DISTANCE OF 175.05 FEET TO THE NORTHWEST CORNER OF SAID LOT 6;

THENCE S89°56'39"E ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 6, A DISTANCE OF 5.00 FEET;

THENCE S00°14'21"W, A DISTANCE OF 175.05 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID LOT 12;

THENCE N89°56'39"W ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 12, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**,

CONTAINING A CALCULATED AREA OF 875 SQUARE FEET OR 0.020 ACRES.



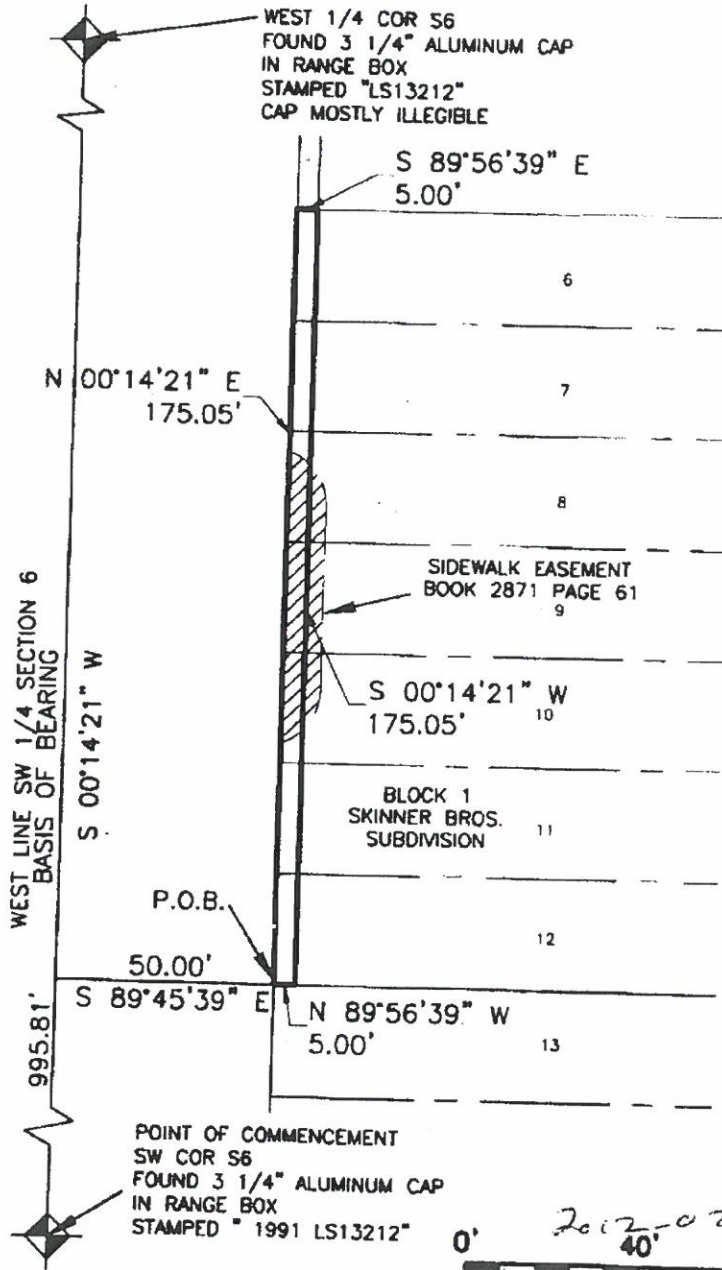
PREPARED BY:
EDWARD C. SILVER, PLS #37051
FOR AND ON BEHALF OF
R&R ENGINEERS-SURVEYORS, INC.
710 WEST COLFAX AVE.
DENVER, COLORADO 80204
JOB #: VB12028

2012-0209-0-5

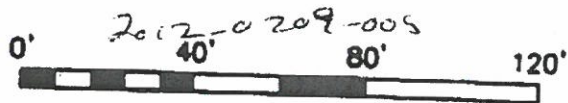
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SW 1/4 SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST 6TH P.M.
 -----CITY AND COUNTY OF DENVER, STATE OF COLORADO-----
 EXHIBIT A

COLORADO BOULEVARD
 (100' R.O.W.)



NOTE
 THIS DRAWING IS MEANT TO DEPICT THE ATTACHED LEGAL DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.



SCALE: 1" = 40'

PARCEL CONTAINS 875 SQ. FT. OR 0.020 ACRES

RIGHT-OF-WAY ACQUISITION

Date: 10/31/12	Sheet
Drawn: MDW	2
Checked: ECS	of
Job No.: VB12028	2



R&R ENGINEERS-SURVEYORS, INC.
 710 WEST COLFAX AVE.
 DENVER, COLORADO 80204
 PH: 303-753-6730
 FAX: 303-753-6568

Handwritten signature/initials

EXHIBIT B

LEGAL DESCRIPTION

A PORTION OF LOT 1, BLOCK 1, SKINNER BROS. SUBDIVISION, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 6, MONUMENTED AT THE WEST ONE-QUARTER CORNER BY A 3.25 INCH ALUMINUM CAP IN RANGE BOX STAMPED "LS 13212", AND MONUMENTED AT THE SOUTHWEST CORNER BY A 3.25 INCH ALUMINUM CAP IN RANGE BOX STAMPED "1991 LS 13212", WITH THE LINE CONSIDERED TO BEAR $S00^{\circ}14'21''W$.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6;

THENCE $N00^{\circ}14'21''E$ ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 6, A DISTANCE OF 1295.28 FEET;

THENCE $S89^{\circ}45'39''E$ PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 8TH AVENUE, ALSO BEING A POINT ON A LINE PARALLEL TO AND 5.00 FEET EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF COLORADO BOULEVARD, AND THE **POINT OF BEGINNING**;

THENCE $N89^{\circ}57'26''E$ ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAST 8TH AVENUE, A DISTANCE OF 3.53 FEET;

THENCE $S45^{\circ}14'21''W$, A DISTANCE OF 4.99 FEET TO A POINT ON THE SAID LINE PARALLEL TO AND 5.00 FEET EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF COLORADO BOULEVARD;

THENCE $N00^{\circ}14'21''E$ PARALLEL TO AND 5.00 FEET EAST OF EASTERLY RIGHT-OF-WAY LINE OF COLORADO BOULEVARD, A DISTANCE OF 3.51 FEET TO THE **POINT OF BEGINNING**,

CONTAINING A CALCULATED AREA OF 6.2 SQUARE FEET.



PREPARED BY:

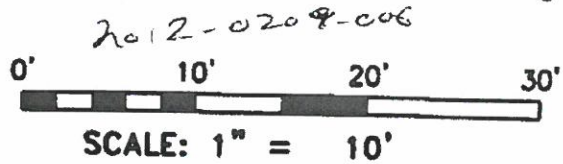
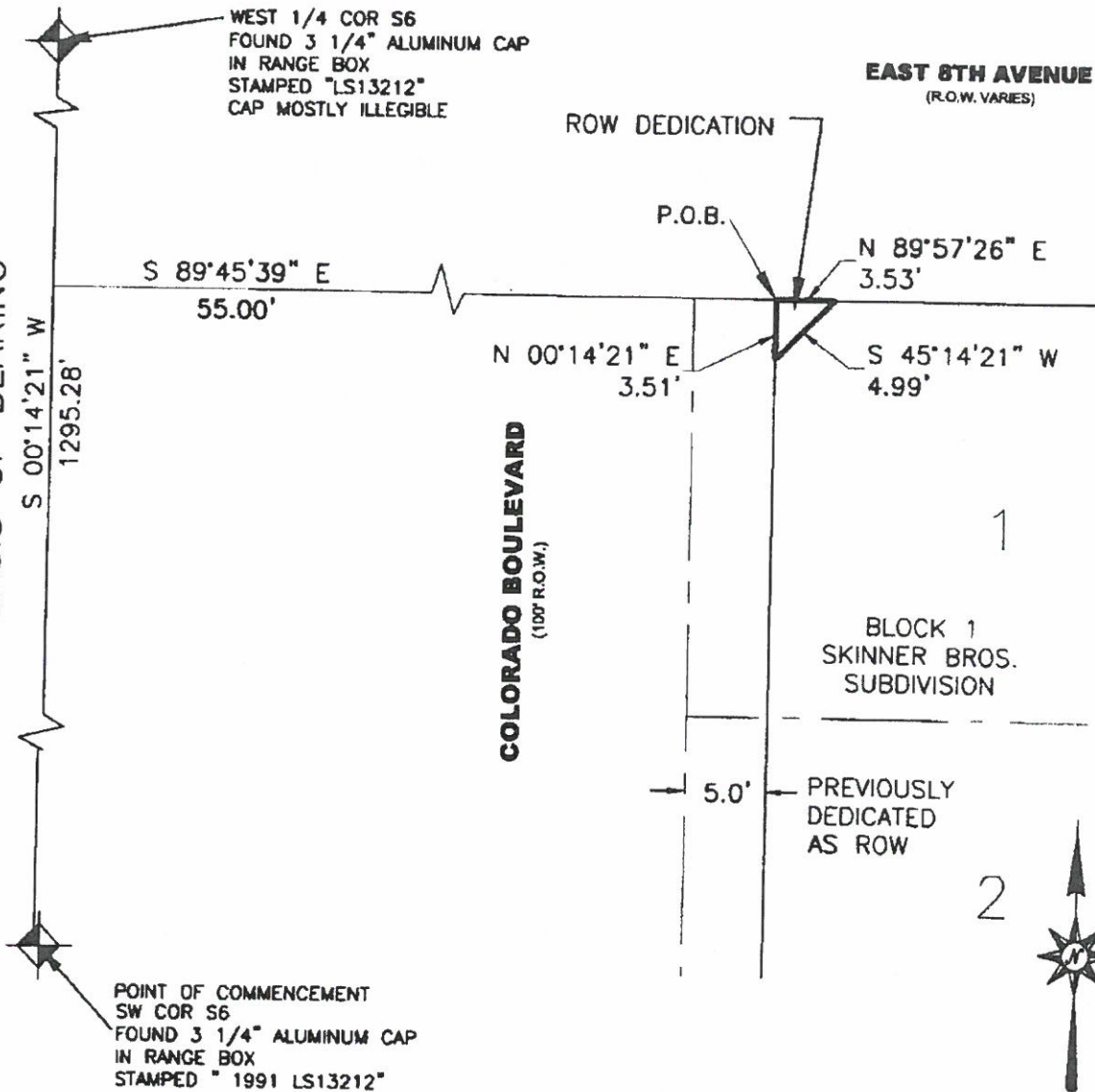
EDWARD C. SILVER, PLS #37051
FOR AND ON BEHALF OF
R&R ENGINEERS-SURVEYORS, INC.
710 WEST COLFAX AVE.
DENVER, COLORADO 80204
JOB #: VB12028

2012-0209-006

Handwritten initials or signature, possibly "ES".

SW 1/4 SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST 6TH P.M.
 -----CITY AND COUNTY OF DENVER, STATE OF COLORADO-----
 EXHIBIT A

WEST LINE SW 1/4 SECTION 6
 BASIS OF BEARING



PARCEL CONTAINS 6.2 SQ. FT.

NOTE
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RIGHT-OF-WAY ACQUISITION		 ENGINEERS & SURVEYORS	R&R ENGINEERS-SURVEYORS, INC. 710 WEST COLFAX AVE. DENVER, COLORADO 80204 PH: 303-753-6730 FAX: 303-753-6568	
Date:	11/05/12		Sheet	2
Drawn:	MDW		of	2
Checked:	ECS			
Job No.:	VB12028			

PW Legal Description No. 2012-0209-06-001

Two parcels of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 5th of April 2013 by Reception No. 2013048343, in the City and County of Denver Clerk & Recorder's Office, State of Colorado.

PARCEL 1

A portion of Lots 6-12, Block 1, Skinner Bros. Subdivision, located in the Southwest One-Quarter of Section 6, Township 4 South, Range 67 West of the 6th P.M., City & County of Denver, State of Colorado, being more particularly described as follows:

Commencing at the Southwest Corner of said Section 6: thence $N00^{\circ}14'21''E$ along the west line of said Southwest One-Quarter of Section 6, a distance of 955.81 feet; thence $S89^{\circ}45'39''E$ perpendicular to said west line, a distance of 50.00 feet to the southwest corner of Lot 12 of said Block 1, also being a point on the easterly right-of-way line of Colorado Boulevard and the point of beginning; thence $N00^{\circ}14'21''E$ along the said easterly right-of-way line of Colorado Boulevard and the westerly boundary line of said Block 1, a distance of 175.05 feet to the northwest corner of said Lot 6; thence $S89^{\circ}56'39''E$ along the northerly line of said Lot 6, a distance of 5.00 feet; thence $S00^{\circ}14'21''W$, a distance of 175.05 feet to a point on the southerly boundary line of said Lot 12; thence $N89^{\circ}56'39''W$ along the southerly boundary line of said Lot 12, a distance of 5.00 feet to the Point of Beginning., containing a calculated area of 875 square feet or 0.020 acres.

PARCEL 2

A portion of Lots 6-12, Block 1, Skinner Bros. Subdivision, located in the Southwest One-Quarter of Section 6, Township 4 South, Range 67 West of the 6th P.M., City & County of Denver, State of Colorado, being more particularly described as follows:

Commencing at the Southwest Corner of said Section 6: thence $N00^{\circ}14'21''E$ along the west line of said Southwest One-Quarter of Section 6, a distance of 1295.28 feet; thence $S89^{\circ}45'39''E$ perpendicular to said west line, a distance of 55.00 feet to a point on the southerly right-of-way line of East 8th Avenue, also being a point on a line parallel to and 5.00 feet east of the easterly right-of-way line of Colorado Boulevard, and the Point of Beginning; thence $N89^{\circ}57'26''E$ along said southerly right-of-way line of said East 8th Avenue, a distance of 3.53 feet; thence $S45^{\circ}14'21''W$ a distance of 4.99 feet to a point on the south line parallel to and 5.99 feet east of the easterly right-of-way line of Colorado Boulevard; thence $N00^{\circ}14'21''E$ parallel to and 5.00 feet east of the easterly right-of-way line of Colorado Boulevard, a distance of 3.51 feet to the Point of Beginning., containing a calculated area of 6.2 square feet.

Basis of Bearing; the west line of the Southwest One-Quarter of Section 6 monumented at the West One-Quarter Corner by a 3.25 inch aluminum cap in a range box stamped "LS 13212, and monumented at the southwest corner by a 3.25 inch aluminum cap in range box stamped "1991 LS 1312", with the line considered to bear $S00^{\circ}14'21''W$.

WARRANTY DEED

THIS DEED, dated February 6, 2013, is between **Friedman Kentro LLC ("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), 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:

SEE EXHIBIT(s) A & B
Attached and incorporated by this reference

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, but not any adjoining vacated street or alley, if any, 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.

Friedman Kentro, LLC
a Colorado limited liability company

By: [Signature]
Dimitrios "Jimmy" Balafas, Manger

By: [Signature]
Alan Greinetz, Manager

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

The foregoing instrument was acknowledged before me this day 11 of FEB, 2013 by ALAN GREINETZ



Witness my hand and official seal.
My commission expires: 02/10/2014

[Signature]
Notary Public

Approved: [Signature] 4-15-13
Project Description: [Signature] COLORADO