

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Charlene Thompson, City Attorney's Office

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

DATE: March 28, 2016

ROW #: 2016-Dedication-0000051 **SCHEDULE #:** 0231425004000

TITLE: This request is to dedicate City owned land as Public Alley.
Located near the intersection of W. Colfax and Perry 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.

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 existing City owned land for public right-of-way purposes as Public Alley. The land is described as follows:

INSERT PARCEL DESCRIPTION ROW (2016-Dedication-0000051-001) HERE.

A map of the area to be dedicated is attached.

RD/BLV

c: Asset Management, Steve Wirth
City Councilperson & Aides, Paul Lopez District # 3
Council Aide Adriana Magana
Council Aide Jesus Orrantia
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, Brent Eisen
Department of Law, Charlene Thompson
Department of Law, Adam Hernandez
Department of Law, Angela Garcia
Public Works Survey, Ali Gulaid
Public Works Survey, Paul Rogalla

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: March 25, 2016

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 City owned land as Public Alley.
Located near the intersection of W. Colfax and Perry St.

3. **Requesting Agency:** Public Works – Right-of-Way Services / 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.

*****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:** Near W. Colfax and Perry St.
- d. **Affected Council District:** Dist. 3 Paul Lopez
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):** 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: _____

Revised 02/01/15



DENVER
THE MILE HIGH CITY

EXECUTIVE SUMMARY

Project Title: 2016-Dedication-0000051, W. Colfax and Perry St.

Description of Proposed Project: This request is to dedicate a City owned land as Public alley located near W. Colfax and Perry St.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: Dedicating City owned land to Public Right of Way, from the vacant parcel program approved through City Council.

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 of dedicating it as Public Right-of-Way.



Protecting the Present & Building the Future
Accountability, Innovation, Empowerment, Performance, Integrity,
Diversity, Teamwork, Respect, Excellence, Safety



City and County of Denver



- Legend**
- Streams
 - Irrigation Ditches Reconstruct
 - 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
 - Lots/Blocks
 - Parks
 - Mountain Parks
 - All Other Parks

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PART OF LOT 23 AND PART OF LOT 24, BLOCK 1, GAVIN ADDITION AS RECORDED NOVEMBER 8TH, 1927, IN PLAT BOOK 18 AT PAGE 68 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER, LOCATED IN THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND CONVEYED BY A WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 25TH DAY OF FEBERUARY 2016, AT RECEPTION NUMBER 2016024665 IN CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 23, OF SAID BLOCK I, GAVIN ADDITION, AND CONSIDERING THE NORTHTERLY LINE OF SAID LOT 23, BLOCK I TO BEAR NORTH 90°00'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 23 SOUTH 00°00'00" EAST A DISTANCE OF 16.00 FEET;

THENCE NORTH 90°00'00" WEST A DISTANCE OF 55.50 FEET;

THENCE SOUTH 58°23'33" WEST A DISTANCE OF 30.53 FEET;

THENCE NORTH 90°00'00" WEST A DISTANCE OF 44.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 24;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 24 A WESTERLY LINE OF SAID LOT 23 NORTH 00°00'00" EAST A DISTANCE OF 32.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 23;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 23 NORTH 90°00'00" EAST A DISTANCE OF 125.50' TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 2,664 SQUARE FEET, OR 0.061 ACRES, MORE OR LESS.

WARRANTY DEED

THIS DEED, dated February 24, 2016 is between EFG-South Sloan's Lake I, 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 ensealing 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.

EFG-South Sloan's Lake I, LLC

By: C. K. Perry

Title: Executive VP

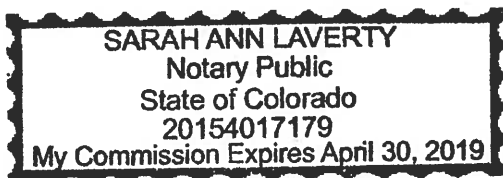
STATE OF Colorado

COUNTY OF Denver

The foregoing instrument was acknowledged before me this day 24th of February, 2016 by Camaron Barton as Executive VP of EFG-South Sloan's Lake I, LLC.

Witness my hand and official seal.
My commission expires:

Sarah Ann Lavery
Notary Public



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

EXHIBIT A

LAND DESCRIPTION

A PARCEL OF LAND BEING PART OF LOT 23 AND PART OF LOT 24, BLOCK 1, GAVIN ADDITION AS RECORDED NOVEMBER 8TH, 1927, IN PLAT BOOK 18 AT PAGE 68 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER, LOCATED IN THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 23, OF SAID BLOCK 1, GAVIN ADDITION, AND CONSIDERING THE NORTHERLY LINE OF SAID LOT 23, BLOCK 1 TO BEAR NORTH 90°00'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 23 SOUTH 00°00'00" EAST A DISTANCE OF 16.00 FEET;

THENCE NORTH 90°00'00" WEST A DISTANCE OF 55.50 FEET;

THENCE SOUTH 58°23'33" WEST A DISTANCE OF 30.53 FEET;

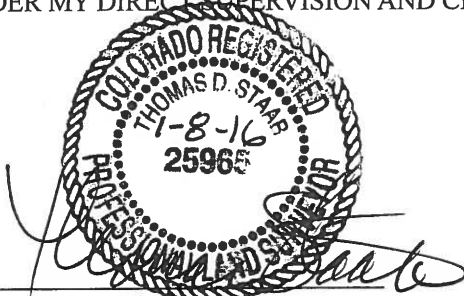
THENCE NORTH 90°00'00" WEST A DISTANCE OF 44.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 24;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 24 AND WESTERLY LINE OF SAID LOT 23 NORTH 00°00'00" EAST A DISTANCE OF 32.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 23;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 23 NORTH 90°00'00" EAST A DISTANCE OF 125.50' FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 2,920 SQUARE FEET, OR 0.07 ACRES, MORE OR LESS.

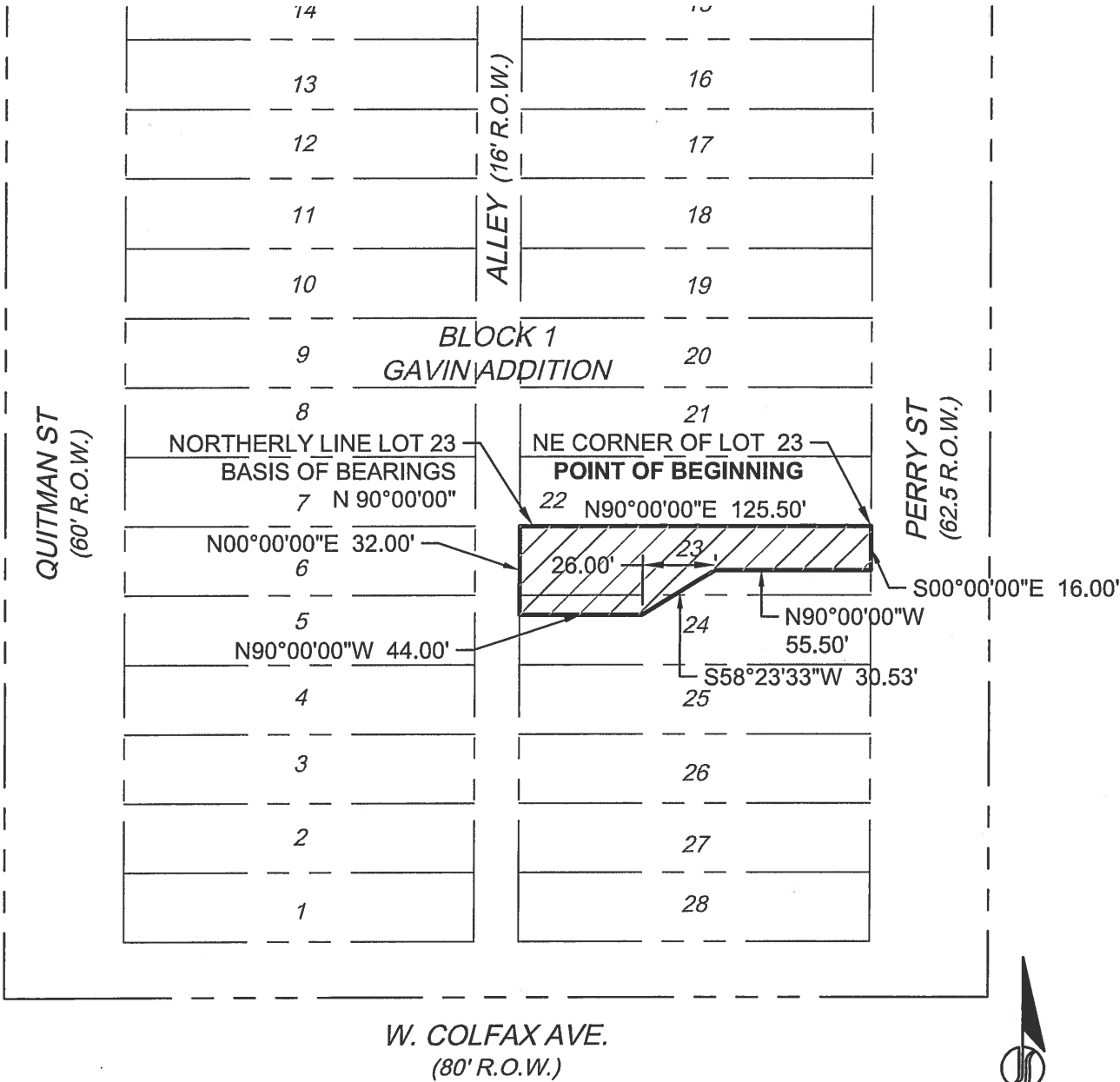
I, THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



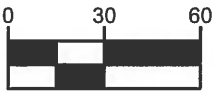
THOMAS D. STAAB, P.L.S. 25965
FOR AND ON BEHALF OF
JANSEN STRAWN CONSULTING ENGINEERS, INC.
45 W. 2ND AVENUE
Denver, Co 80223
Phone: 303-561-3333

EXHIBIT A

PW PROJECT NO. 2015-XXXX
DES LEGAL DESCRIPTION NO. 2015-XXXX-XX-XXX



NOTE:
THIS EXHIBIT IS NOT A LAND SURVEY PLAT, AND
DOES NOT REPRESENT THE RESULTS OF A
MONUMENTED BOUNDARY SURVEY.
ALL LINEAL DISTANCES ARE REPRESENTED IN
U.S. SURVEY FEET.



SCALE: 1" = 60'



JANSEN STRAWN
CONSULTING ENGINEERS

45 WEST 2ND AVENUE
DENVER, CO 80223
P.303.561.3333
F.303.561.3339

PROJECT: SLOAN'S LAKE	DATE : 04/27/2015	SHEET 2 OF 2
JOB NO.: 15040	SCALE: N/A	

EXHIBIT A

LAND DESCRIPTION

A PARCEL OF LAND BEING PART OF LOT 23 AND PART OF LOT 24, BLOCK 1, GAVIN ADDITION AS RECORDED NOVEMBER 8TH, 1927, IN PLAT BOOK 18 AT PAGE 68 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER, LOCATED IN THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 23, OF SAID BLOCK 1, GAVIN ADDITION, AND CONSIDERING THE NORTHERLY LINE OF SAID LOT 23, BLOCK 1 TO BEAR NORTH 90°00'00" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 23 SOUTH 00°00'00" EAST A DISTANCE OF 16.00 FEET;

THENCE NORTH 90°00'00" WEST A DISTANCE OF 55.50 FEET;

THENCE SOUTH 58°23'33" WEST A DISTANCE OF 30.53 FEET;

THENCE NORTH 90°00'00" WEST A DISTANCE OF 44.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 24;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 24 AND WESTERLY LINE OF SAID LOT 23 NORTH 00°00'00" EAST A DISTANCE OF 32.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 23;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 23 NORTH 90°00'00" EAST A DISTANCE OF 125.50' FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 2,920 SQUARE FEET, OR 0.07 ACRES, MORE OR LESS.

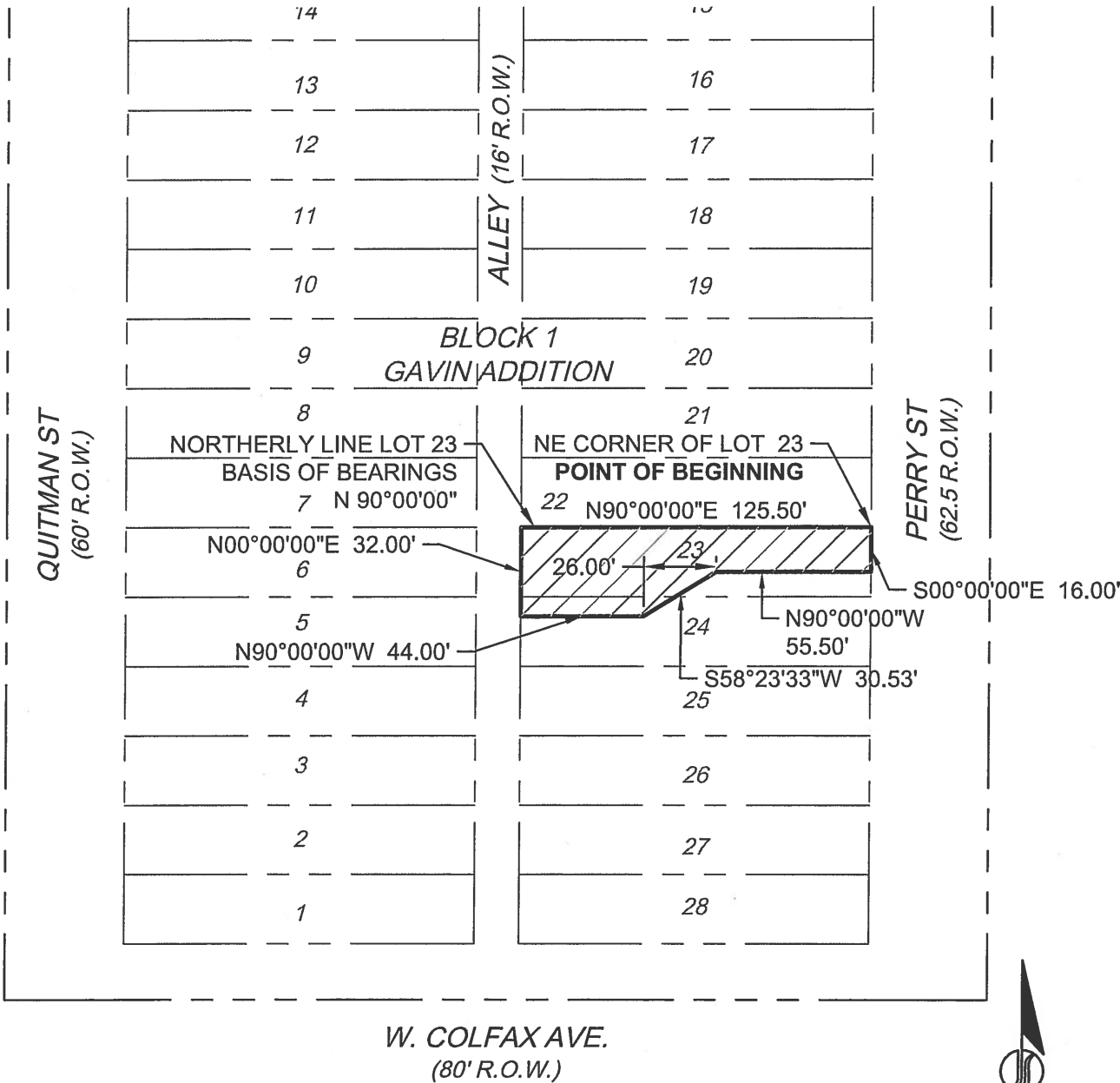
I, THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



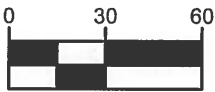
THOMAS D. STAAB, P.L.S. 25965
FOR AND ON BEHALF OF
JANSEN STRAWN CONSULTING ENGINEERS, INC.
45 W. 2ND AVENUE
Denver, Co 80223
Phone: 303-561-3333

EXHIBIT A

PW PROJECT NO. 2015-XXXX
DES LEGAL DESCRIPTION NO. 2015-XXXX-XX-XXX



NOTE:
THIS EXHIBIT IS NOT A LAND SURVEY PLAT, AND
DOES NOT REPRESENT THE RESULTS OF A
MONUMENTED BOUNDARY SURVEY.
ALL LINEAL DISTANCES ARE REPRESENTED IN
U.S. SURVEY FEET.



SCALE: 1" = 60'



JANSEN STRAWN
CONSULTING ENGINEERS

45 WEST 2ND AVENUE
DENVER, CO 80223
P.303.561.3333
F.303.561.3339

PROJECT: SLOAN'S LAKE	DATE : 04/27/2015	SHEET 2 OF 2
JOB NO.: 15040	SCALE: N/A	