



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

FROM: Matt Bryner, Director Engineer-Architect
Right-of-Way Services

DATE: May 29, 2019

ROW #: 2018-Dedication-0000123 **SCHEDULE #:** 0506122042000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as N. Quitman St. Located at the intersection of W. 13th Ave. and N. Quitman 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 N. Quitman St. 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 (**Quitman Street Townhomes**)

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 N. Quitman St. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2018-Dedication-0000123-001) HERE.

A map of the area to be dedicated is attached.

MB/DS/bv

cc: Dept. of Real Estate, Katherine Rinehart
City Councilperson & Aides, Rafael Espinoza District # 1
Council Aide Amanda Sandoval
Council Aide Gina Volpe
City Council Staff, Zach Rothmier
Environmental Services, David Erickson
Public Works, Manager's Office, Alba Castro
Public Works, Manager's Office, Jason Gallardo
Public Works, Right-of-Way Engineering 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
Public Works Survey, Dana Sperling
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2018-Dedication-0000123

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 29, 2019

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 a parcel of land as Public Right of Way as N. Quitman St.
Located at the intersection of W. 13th Ave. and N. Quitman 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:** Jason Gallardo
- **Phone:** 720-865-8713
- **Email:** Jason.gallardo@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 N. Quitman St. 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 (**Quitman Street Townhomes**)

****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:** W. 13th Ave. and Quitman St.
- d. **Affected Council District:** Rafael Espinoza Dist. #1
- 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: 2018-Dedication-0000123

Description of Proposed Project: Dedicate a parcel of land as public right of way as N. Quitman St.

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

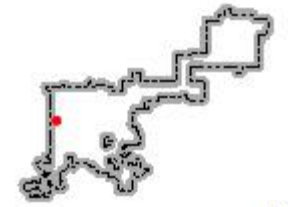
What is the known duration of an MEP: N/A

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

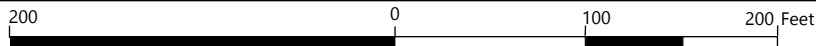
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Right-of-Way, as a part of a development project called Quitman Street Townhomes.



Legend

-  Streams
-  Buildings
-  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



PW Legal Description No. 2018-Dedication-0000123-001

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON 8/20/2018, AT RECEPTION NUMBER 2018105077 IN THE CITY AND COUNTY CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN LOT 48, BLOCK 6 OF WEST VILLA PARK AND ALSO BEING IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEARINGS ARE BASED UPON A 20 FOOT RANGE LINE IN WEST 13TH AVENUE BETWEEN NORTH RALEIGH STREET AND NORTH QUITMAN STREET ASSUMED TO BEAR SOUTH 89°59'02" EAST A DISTANCE OF 330.26 FEET. MONUMENTED BY A 2" ALUMINUM CAP STAMPED PLS 37929 IN A RANGE BOX AT THE INTERSECTION OF NORTH RALEIGH STREET AND WEST 13TH AVENUE AND BY A 2" ALUMINUM CAP STAMPED PLS 37929 IN A RANGE BOX AT THE INTERSECTION OF NORTH QUITMAN STREET AND 13TH AVENUE.

COMMENCING AT SAID RANGE POINT IN THE INTERSECTION OF QUITMAN STREET AND WEST 13TH AVENUE; THENCE SOUTH 45°00'18" WEST A DISTANCE OF 28.28 FEET TO THE POINT OF BEGINNING ALSO BEING THE NORTHEAST CORNER OF SAID LOT 48;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 48, SOUTH 00°00'22" EAST A DISTANCE OF 6.07 FEET;

THENCE LEAVING SAID LOT LINE NORTH 48°03'06" WEST A DISTANCE OF 9.08 FEET TO A POINT ON THE NORTHERLY LOT LINE OF SAID LOT 48;

THENCE ALONG SAID NORTH LINE SOUTH 89°59'02" EAST A DISTANCE OF 6.75 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS ±20 SQ. FT. MORE OR LESS



2018105077

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 20th day of August, 2018, by 1295 QUITMAN LLC, a Colorado limited liability company, whose address is 4415 Winona Court, Denver, CO 80212, 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.

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

ATTEST:

1295 QUITMAN LLC, a Colorado Limited Liability Company

By: [Signature]

Name: ENRICO CACCIORNI

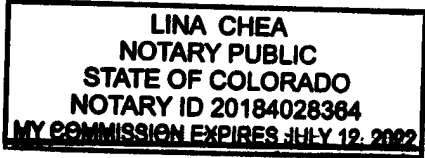
Its: Manager

STATE OF Colorado
COUNTY OF Denver) ss.

The foregoing instrument was acknowledged before me this 20 day of August, 2018 by Enrico Cacciorni, as Manager of 1295 QUITMAN LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: 07/12/2022



[Signature]
Notary Public

2017-PROJMSTR-0000558-ROW-001

EXHIBIT A
LAND DESCRIPTION
SHEET 1 OF 2

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 48, BLOCK 6 OF WEST VILLA PARK AND ALSO BEING IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

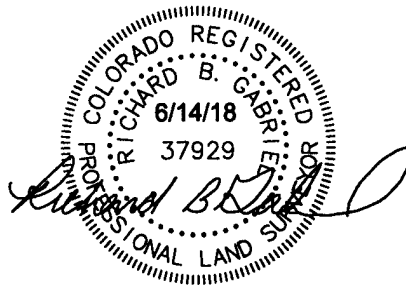
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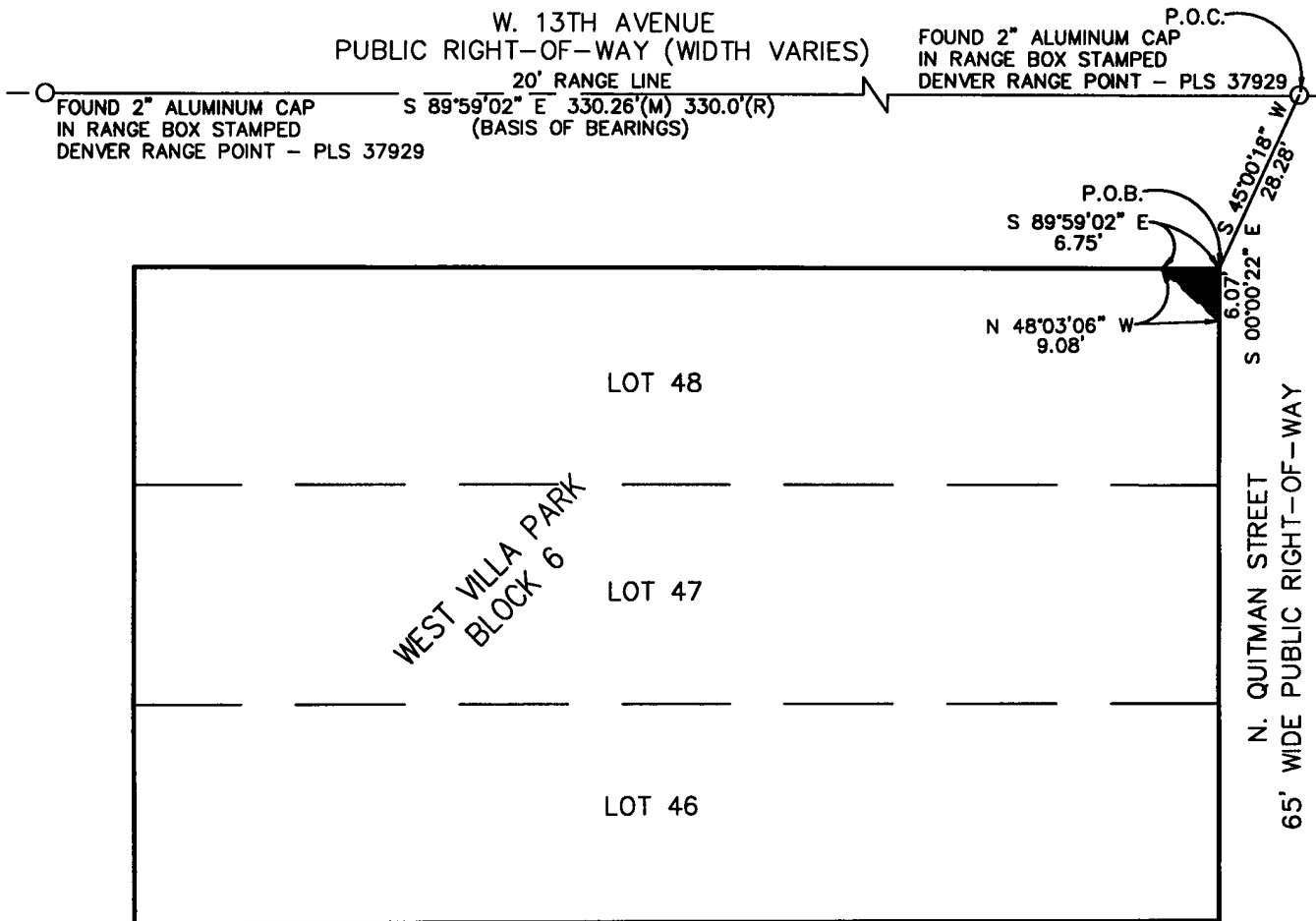
SAID PARCEL CONTAINS ±20 SQ. FT. MORE OR LESS

RICHARD B. GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of
Power Surveying Company, Inc.

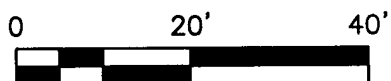


DRAWING BY: RBG DATE: 06-14-2018
PROJECT NO. 501-17-304

EXHIBIT A
EXHIBIT OF LAND DESCRIPTION
SHEET 2 OF 2



P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING



SCALE: 1" = 20'



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

DRAWING BY: RBG DATE: 6-14-2018
PROJECT NO. 501-17-304