



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: October 9th, 2020

ROW #: 2018-DEDICATION-0000053 **SCHEDULE #:** 0234208049000

TITLE: This request is to dedicate a parcel of land as Public Right-of-Way as Public Alley, bounded by 24th St., N. Broadway, Larimer St., 25th St., and Lawrence 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 by the City and County of Denver for Public Right-of-Way, as part of the development project, "2420 Larimer."

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 # (2018-DEDICATION-000053-001) HERE.

A map of the area to be dedicated is attached.

MB/JS/RL

cc: Dept. of Real Estate, Katherine Rinehart
City Councilperson, Candi CdeBaca District #9
Councilperson Aide, Lisa Calderon
Councilperson Aide, Liz Stalnaker
City Council Staff, Zach Rothmier
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Manager's Office, Jason Gallardo
DOTI, Director, 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, Rachonda Dixon
DOTI Survey, Jon Spirk
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2018-DEDICATION-0000053

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: October 9th, 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, bounded by 24th St., N. Broadway, Larimer St., 25th St., and Lawrence St.

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, "2420 Larimer."

****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 24th St., N. Broadway, Larimer St., 25th St., and Lawrence St.
- d. **Affected Council District:** Candi CdeBaca, District #9
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):** N/A

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: 2018-DEDICATION-0000053

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, "2420 Larimer."



Parcel to be dedicated

Legend

- ▲ Well Restrictions
- Barrier Restrictions
- Area Restrictions
 - Liner
 - Sheet Pile Wall Area
- Streams
- Irrigation Ditches Reconstruct (Gardeners)
- Irrigation Ditches
- 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
 - All Other Parks; Linear
 - Mountain Parks

145 0 72.5 145 Feet

PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000053-001:**LAND DESCRIPTION – ALLEY PARCEL**

A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 20th day of August, 2018, at Reception Number 2018075694 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, therein as:

A 2-Foot strip of land in the Southeast One-Quarter of Section 27, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, State of Colorado, also being the Southeasterly 2.00 Feet of Lots 5 through 10, inclusive, Block 60 of Curtis and Clarke's Addition to the City of Denver, recorded under Engineering Book 6 at Page 62 originally filed in Arapahoe County, State of Colorado, more particularly described as follows:

BASIS OF BEARINGS: Bearings are based upon the 20-Foot Range Line in Larimer Street (80-Foot Public Right-of-Way), said to bear North 44°31'50" East, a distance of 481.12 Feet (480.88 Feet per Plat), from the Range Point at the intersection of said Larimer Street and 24th Street (80-Foot Public Right-of-Way) as monumented by a 2-Inch Aluminum Cap, 0.35' Down in a Range Box with a lid marked "DENVER RANGE POINT", stamped "RANGE POINT PLS 36062" to the Range Point at the intersection of said Larimer Street and 25th Street being monumented by a 3.25-Inch Aluminum Cap, 0.4' Down in a Range Box with a lid marked "DENVER RANGE POINT", stamped "MOLLENHAUER RANGE POINT, PLS 37890";

COMMENCING (P.O.C.) at said Range Point at the intersection of Larimer Street and 25th Street; Thence South 18°01'47" West, a distance of 134.47 Feet to the Northerly Corner of said Lot 5; Thence South 45°24'52" East along the Northeasterly Line of said Lot 5, a distance of 123.55 Feet to a line parallel with and 2.00 Feet Northwesterly of the Southeasterly Line of said Lots 5 through 10, inclusive, also being the **POINT OF BEGINNING (P.O.B.)**;

Thence South 45°24'52" East along said Northeasterly Line of Lot 5, a distance of 2.00 Feet to the Easterly Corner of said Lot 5;

Thence South 44°31'34" West, along said Southeasterly Line of Lots 5 through 10, inclusive, also being the Northwesterly Line of the Alley in said Block 60 (16-Foot Public Right-of-Way), a distance of 150.41 Feet to the Southerly Corner of said Lot 10;

Thence North 45°25'01" West along the Southwesterly Line of said Lot 10, a distance of 2.00 Feet to said parallel line;

Thence North 44°31'34" East along said parallel line, a distance of 150.41 Feet to the **POINT OF BEGINNING (P.O.B.)**;

The above described strip description contains 301 Square Feet (0.007 Acres) more or less.



06/20/2018 09:47 AM
City & County of Denver

R \$0.00

WD

2018075694

Page: 1 of 5

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 11th day of June, 2018, by **FOCUS INVESTMENTS, LTD.**, a Colorado Corporation, whose address is 3000 Lawrence Street, Denver, CO 80205, 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:

~~FOCUS INVESTMENTS, LTD.~~, a Colorado Corporation

By: [Signature]

Name: Bahman Shafa

Its: _____

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 11 day of June, 2018
by Bahman Shafa, as _____ of FOCUS INVESTMENTS, LTD.,
a Colorado Corporation.

Witness my hand and official seal.

My commission expires: 05/05/2021

[Signature]
Notary Public

EXHIBIT

RIGHT-OF-WAY PARCEL DESCRIPTION

A 2-Foot strip of land in the Southeast One-Quarter of Section 27, Township 3 South, Range 68 West, of the Sixth Principal Meridian, in the City and County of Denver, State of Colorado, also being the Southeasterly 2.00 Feet of Lots 5 through 10, inclusive, Block 60 of Curtis and Clarke's Addition to the City of Denver, recorded under Engineering Book 6 at Page 62 originally filed in Arapahoe County, State of Colorado, more particularly described as follows:

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COMMENCING (P.O.C.) at said Range Point at the intersection of Larimer Street and 25th Street; Thence South 18°01'47" West, a distance of 134.47 Feet to the Northerly Corner of said Lot 5; Thence South 45°24'52" East along the Northeasterly Line of said Lot 5, a distance of 123.55 Feet to a line parallel with and 2.00 Feet Northwesterly of the Southeasterly Line of said Lots 5 through 10, inclusive, also being the **POINT OF BEGINNING (P.O.B.)**;

Thence South 45°24'52" East along said Northeasterly Line of Lot 5, a distance of 2.00 Feet to the Easterly Corner of said Lot 5;

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Thence North 45°25'01" West along the Southwesterly Line of said Lot 10, a distance of 2.00 Feet to said parallel line;

Thence North 44°31'34" East along said parallel line, a distance of 150.41 Feet to the **POINT OF BEGINNING (P.O.B.)**;

The above described strip description contains 301 Square Feet (0.007 Acres) more or less.

I hereby certify that the above parcel description was prepared under my direct supervision.



Eric D. Carson, PLS

Prepared For and on Behalf of
CWC Consulting Group Inc.
9360 Teddy Lane, Suite #203
Lone Tree, Colorado 80124
Phone: (303) 395-2700

POINT OF COMMENCEMENT
 3.25" ALUMINUM CAP, 0.4' DOWN IN A RANGE BOX
 WITH A LID MARKED "DENVER RANGE POINT",
 STAMPED "MOLLENHAUER RANGE POINT, PLS 37890"

2" ALUMINUM CAP, 0.35' DOWN IN A RANGE BOX
 WITH A LID MARKED "DENVER RANGE POINT",
 STAMPED "RANGE POINT PLS 36062"



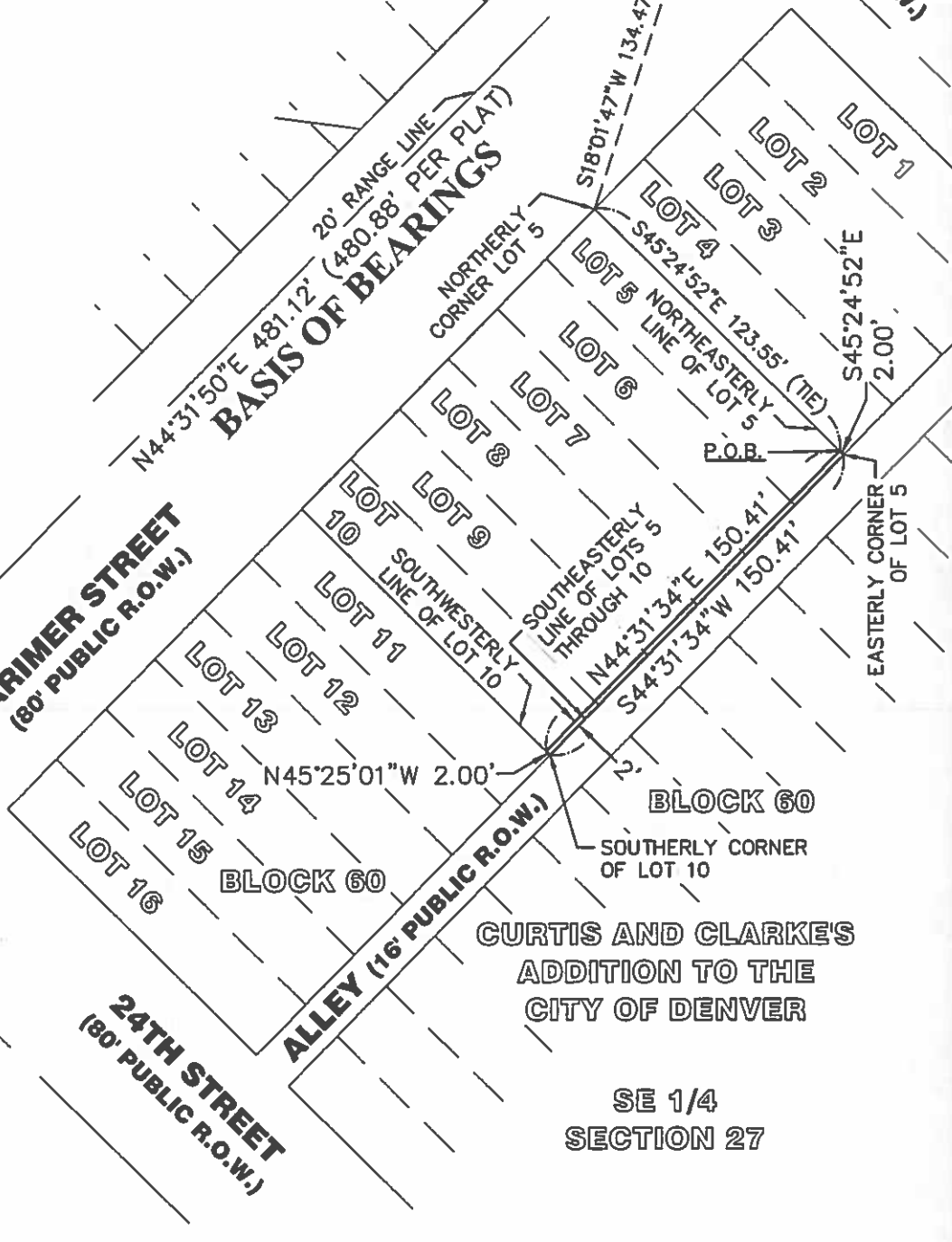
LARIMER STREET
 (80' PUBLIC R.O.W.)

25TH STREET
 (80' PUBLIC R.O.W.)

24TH STREET
 (80' PUBLIC R.O.W.)

ALLEY (16' PUBLIC R.O.W.)

BASIS OF BEARINGS



CWC CONSULTING GROUP
 CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION SERVICES

9360 TEDDY LANE, SUITE #203
 LONE TREE, COLORADO 80124
 TELEPHONE: 303-395-2700
 FAX 303-395-2701

Exhibit
RIGHT-OF-WAY PARCEL
DEDICATION

NOTE: THIS EXHIBIT DOES NOT REPRESENT A
 MONUMENTED SURVEY. IT IS INTENDED ONLY TO
 DEPICT THE ATTACHED DESCRIPTION.

DRAFTED: SLG3	CHECKED: EDC
DATE: 01/30/2018	JOB NO. CWC#120-00204
PAGE: 2 OF 2	SCALE: 1"=60'
PREPARED FOR: FOCUS PROPERTY GROUP LLC	

North: 4939.1209' East: 5210.7151'

Segment #1 : Line

Course: S45° 24' 52"E Length: 2.00'
North: 4937.7170' East: 5212.1395'

Segment #2 : Line

Course: S44° 31' 34"W Length: 150.41'
North: 4830.4850' East: 5106.6668'

Segment #3 : Line

Course: N45° 25' 01"W Length: 2.00'
North: 4831.8889' East: 5105.2424'

Segment #4 : Line

Course: N44° 31' 34"E Length: 150.41'
North: 4939.1209' East: 5210.7150'

Perimeter: 304.82' Area: 300.82 Sq. Ft.
Error Closure: 0.0001 Course: S44° 35' 04"W
Error North: -0.00006 East: -0.00006

Precision 1: 3048200.00