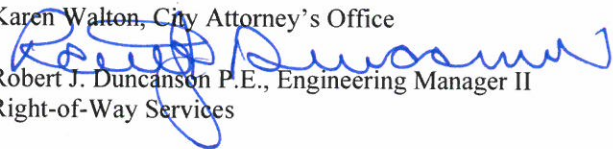




## REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

**TO:** Karen Walton, City Attorney's Office

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

**DATE:** March 4, 2015

**ROW #:** 2013-0165-08    **SCHEDULE #:** Adjacent to parcel 0512220034000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as Public Alley.  
Located in the block bounded by Detroit St., Fillmore St., 2<sup>nd</sup> Ave. and 3<sup>rd</sup> 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 to the City and County of Denver for Public Right-of-Way, as part of the development project (**Room & Board**)

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 # ( 2013-0165-08-001) HERE.**

A map of the area to be dedicated is attached.

RD/JC/BLV

cc: Asset Management, Steve Wirth  
City Councilperson & Aides, Jeanne Robb District # 10  
City Council Staff, Gretchen Williams  
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, Karen Aviles  
Department of Law, Brent Eisen  
Department of Law, Caroline Martin  
Public Works Survey, John Clarke  
Public Works Survey, Paul Rogalla  
Owner: City and County of Denver  
Project file folder 2013-0165-04

## ORDINANCE/RESOLUTION REQUEST

Please email requests to Nancy Kuhn at  
[Nancy.Kuhn@denvergov.org](mailto: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: March 4, 2015

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 Public Alley.  
Located in the block bounded by Detroit St., Fillmore St., 2nd Ave. and 3rd 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](mailto: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](mailto: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 Public Alley. 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 (Room & Board)

**\*\*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:** 2<sup>nd</sup> and Detroit
- d. **Affected Council District:** Jeanne Robb Dist. 10
- 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: \_\_\_\_\_



**DENVER**  
THE MILE HIGH CITY

## EXECUTIVE SUMMARY

**Project Title: 2013-0165-08 Dedication, Room & Board**

**Description of Proposed Project: Dedicate a parcel of 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 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, (Room & Board)**

Legal Description No. 2013-0165-08-001

A parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 3rd of March 2015 at Reception Number 2015026417 at the City and County of Denver Clerk and Recorder's Office, situated in the Northwest One-Quarter of Section 12, Township 4 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The East 2.50 feet of Plots 1 and 2, Block 60, Harmans Subdivision, City and County of Denver except the North 5.04 feet of said Plot 2 being further described as follows:

Beginning at the Southeast corner of said Plot 1, said point also being on the North Right-of-Way for 2<sup>nd</sup> Avenue;

Thence along the South line of said Plot 1 and said North Right-of-Way, N89°56'24"W, a distance of 2.50 feet;

Thence N00°00'53"W, a distance of 195.00 feet;

Thence N89°59'07"E, a distance of 2.50 feet to a point on the East line of said Plot 2;

Thence along the East line of said Plots 2 and 1, S00°00'53"E, a distance of 195.00 feet to the Point of Beginning.

Containing 488 square feet or 0.011 acres, more or less.



N Detroit St

222 N Detroit St



03/03/2015 12:31 PM  
City & County of Denver

R \$0.00

WD

2015026417

Page: 1 of 3  
D \$0.00

WARRANTY DEED

Asset Mgmt. # 15-029

THIS DEED, dated 2/25, 2015, is between ALMJ Properties LLLP, a Minnesota limited liability partnership ("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

Approved: [Signature] Date: 2-3-15

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 infeasible 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.

ALMJ Properties LLLP

By: [Signature]

Title: General Partner

Project Description: Roy 222 RETROIT

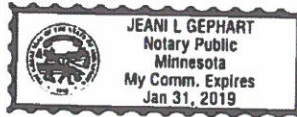
STATE OF MINNESOTA

COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this day 25 of FEBRUARY, 2015 by JOHN GARRETT as GENERAL PARTNER of ALMJ Properties LLLP.

Witness my hand and official seal.  
My commission expires:

[Signature] Notary Public



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

EXHIBIT "A"



**Room & Board  
2.5' Alley Right-of-Way Dedication**

A parcel of land situated in the Northwest One-Quarter of Section 12, Township 4 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The East 2.50 feet of Plots 1 and 2, Block 60, Harmans Subdivision, City and County of Denver except the North 5.04 feet of said Plot 2 being further described as follows:

Beginning at the Southeast corner of said Plot 1, said point also being on the North Right-of-Way for 2<sup>nd</sup> Avenue;

Thence along the South line of said Plot 1 and said North Right-of-Way, N89°56'24"W, a distance of 2.50 feet;

Thence N00°00'53"W, a distance of 195.00 feet;

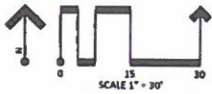
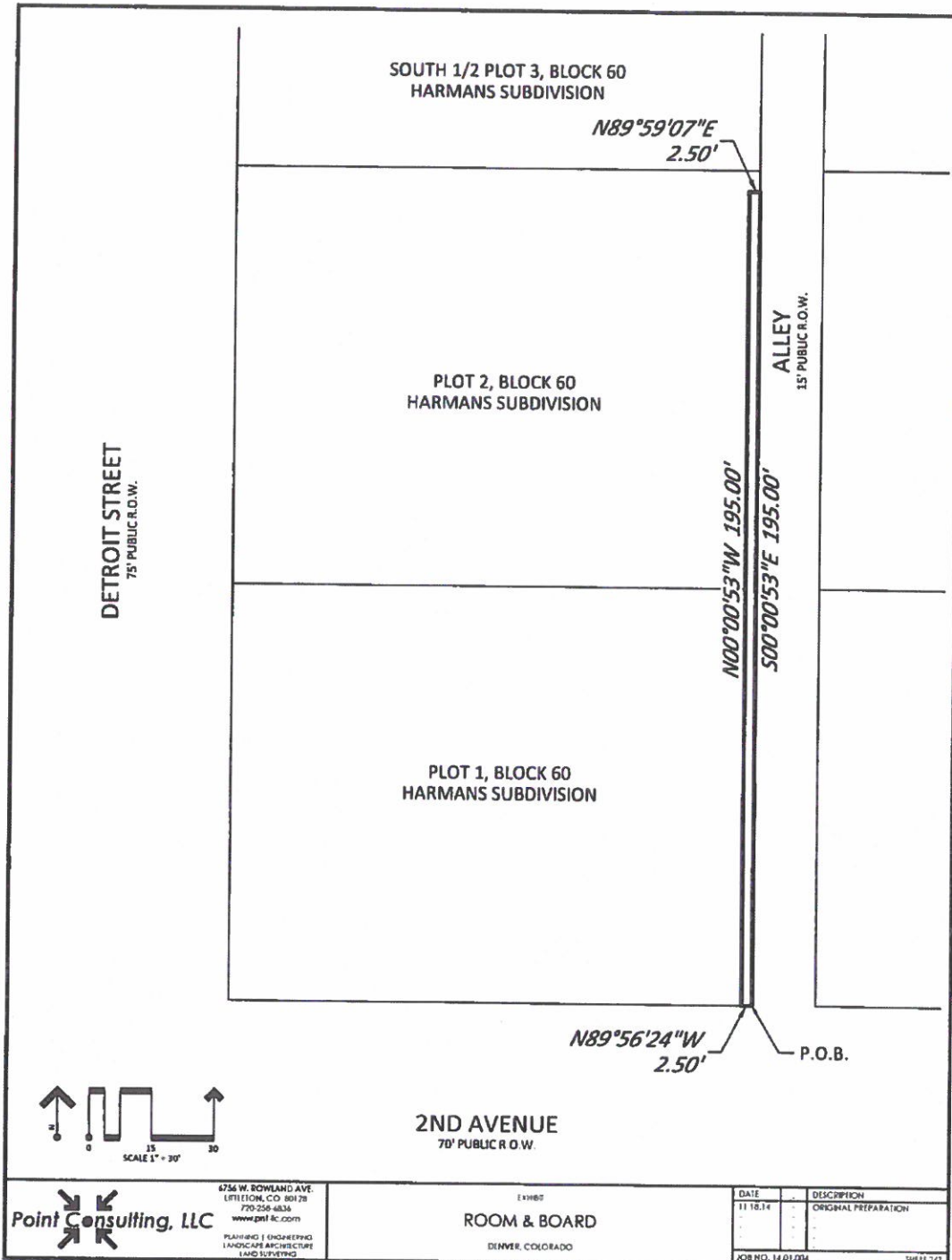
Thence N89°59'07"E, a distance of 2.50 feet to a point on the East line of said Plot 2;

Thence along the East line of said Plots 2 and 1, S00°00'53"E, a distance of 195.00 feet to the Point of Beginning;

Containing 488 square feet or 0.011 acres, more or less.

Cameron M. Watson, PLS  
Colorado License No. 38311  
For and on behalf of Point Consulting, LLC  
8341 Sangre De Cristo Rd., Suite 102  
Littleton, CO 80127  
(720) 837-4370  
cwatson@pnt-llc.com





**Point Consulting, LLC**

6754 W. ROWLAND AVE.  
 LITTLETON, CO 80120  
 720-250-4834  
 www.pcll.com

PLANNING | ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 LAND SURVEYING

EXHIBIT  
**ROOM & BOARD**  
 DENVER, COLORADO

DATE	DESCRIPTION
11.10.14	ORIGINAL PREPARATION

JOB NO. 14.01.004 SHEET 2/2





Real Property Records

Date last updated: Wednesday, March 04, 2015

Real Property Records Search

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

[Link to real property information for this property](#)

[Link to comparable sales information for this property](#)

[Link to chain of title information for this property](#)

[Link to property sales information for this neighborhood](#)

[Link to property tax information for this property](#)

[Link to property sales information for all Denver neighborhoods](#)

[Link to map/historic district listing for this Property](#)

[Back to Property List](#)

The property description shown is data from the Assessor's active, in-progress 2014 file. The "current year" values are from the 2014 tax year for real property tax due in 2015. These values are based on the property's physical status as of January 1, 2014.

PROPERTY INFORMATION

Property Type: COMMERCIAL - RETAIL

Parcel: 0512220034000

Name and Address Information		Legal Description	
ALMJ PROPERTIES LLLP		PLOT 2 & N 25FT PLOT 1 & W 75	
157 GROVE LN		FT OF S 75FT OF PLOT 1 & THE S	
WAYZATA, MN 55391-1618		1/2 OF PLOT 3 BLK 60 HARMANS	
Property Address: 222 DETROIT ST		Tax District	166A

Assessment Information

	Actual	Assessed	Exempt	Taxable
<b>Current Year</b>				
Land	3286300	953030		
Improvements	1457000	422530		
<b>Total</b>	<b>4743300</b>	<b>1375560</b>	0	1375560
<b>Prior Year</b>				
Land	3286300	953030		
Improvements	1457000	422530		
<b>Total</b>	<b>4743300</b>	<b>1375560</b>	0	1375560

Style: Other  
 Year Built: 1986  
 Building Sqr. Foot: 21,164  
 Bedrooms:  
 Baths Full/Half: 0/0  
 Basement/Finished: 0/0

Reception No.: 0000023656  
 Recording Date: 02/17/00  
 Document Type: Warranty  
 Sale Price: 3656675  
 Mill Levy: 100.696

Lot Size: 27,500

[Click here for current zoning](#)

Zoning Used for Valuation: CCN

Note: Valuation zoning