



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

FROM: Matt Bryner, P.E. Senior Engineering Manager
Right-of-Way Services

DATE: October 30, 2018

ROW #: 2018-Dedication-0000091 **SCHEDULE #:** 0528406011000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as W. Wesley Ave. Located at the intersection of S. Navajo St. and W. Wesley 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 W. Wesley Ave. 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 (**Hastings Brothers World Headquarters**)

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 W., Wesley Ave. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2018-Dedication-0000091-001) HERE.

A map of the area to be dedicated is attached.

MB/RE/bv

cc: Asset Management, Curtis Anthony
City Councilperson & Aides, Jolon Clark District # 7
City Council Staff, Zach Rothmier
Environmental Services, David Erickson
Public Works, Manager's Office, Alba Castro
Public Works, Manager's Office, Sarah Stanek
Public Works, Right-of-Way Engineering Services, Matt Bryner
Department of Law, Brad Beck
Department of Law, Blanca Hernandez
Department of Law, Brent Eisen
Department of Law, Deanne Durfee
Department of Law, Caroline Martin
Department of Law, Stan Lechman
Public Works Survey, Ron Ellis
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2018-Dedication-0000091

ORDINANCE/RESOLUTION REQUEST

Please email requests to Sarah Stanek
at sarah.stanek@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 30, 2018

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 W. Wesley Ave.
Located at the intersection of S. Navajo St. and W. Wesley Ave.

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:** Sarah Stanek
- **Phone:** 720-865-8713
- **Email:** Sarah.stanek@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 W. Wesley Ave. 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 (**Hastings Brothers World Headquarters**)

****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:** S. Navajo St. and W. Wesley Ave.
- d. **Affected Council District:** Jolon Clark Dist. #7
- 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: _____



DENVER
THE MILE HIGH CITY

EXECUTIVE SUMMARY

Project Title: 2018-Dedication-0000091, Hastings Brothers World Headquarters

Description of Proposed Project: Dedicate a parcel of land as public right of way as W. Wesley Ave.

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, Hastings Brothers World Headquarters



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



Parcels of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 24th day of October 2018, at Reception No. 2018137796 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

PARCEL DESCRIPTION:

A PORTION OF LOT 24, BLOCK 55, BREENLOW PARK, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 24,
THENCE N00°04'02"W ALONG THE WEST LINE OF LOT 24, A DISTANCE OF 4.00 FEET;
THENCE S89°15'51"E ALONG A LINE PARALLEL WITH AND 4.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 24, A DISTANCE OF 15.00 FEET;
THENCE S00°04'02"E ALONG A LINE PARALLEL WITH AND 15.00 FEET EAST OF THE WEST LINE OF SAID LOT 24, A DISTANCE OF 4.00 FEET TO A POINT ON THE SAID SOUTH LINE OF LOT 24;
THENCE N89°15'51"W ALONG SAID SOUTH LINE OF LOT 24, A DISTANCE OF 15.00 FEET TO **THE POINT OF BEGINNING**.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20' DENVER RANGE LINE ALONG WEST WESLEY AVENUE BETWEEN SOUTH NAVAJO STREET AND VACATED SOUTH MARIPOSA STREET; MONUMENTED AT THE WEST END BY A 30" LONG #6 REBAR WITH 2" ALUMINUM CAP "LS 38035" IN A RANGE BOX AND AT THE EAST END BY AN AXLE IN A RANGE BOX; SAID LINE BEARS N89°15'51"W.

CONTAINING 60 S.F. (0.001 ACRES) MORE OR LESS

PREPARED BY:
ALAN H. BAILEY, PLS 38035
FOR AND ON BEHALF OF:
BAILEY PROFESSIONAL SOLUTIONS, LLC
5737 SOUTH KENTON STREET

ENGLEWOOD, CO 80111
303-587-1672



2018137796

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 12th day of October, 2018, by **1399 WESLEY HOLDINGS, LLC**, a Colorado limited liability company, whose address is 1385 S, Willow St., Denver, CO 80247, 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.

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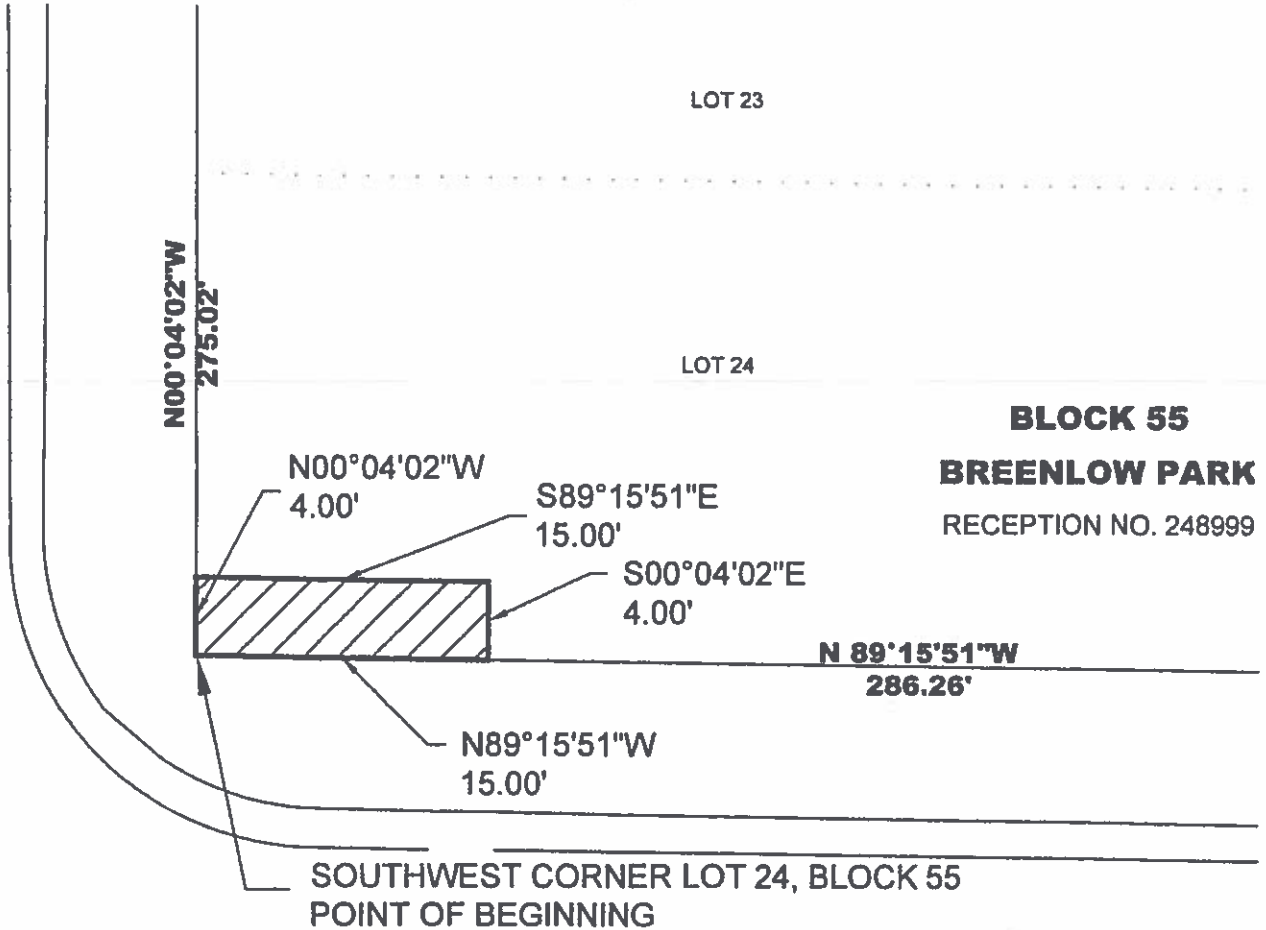
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SOUTH NAVAJO STREET
(60' PUBLIC ROW)

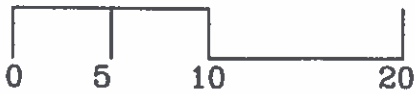


BLOCK 55
BREENLOW PARK
RECEPTION NO. 248999

SOUTHWEST CORNER LOT 24, BLOCK 55
POINT OF BEGINNING

20' DENVER RANGE LINE N89°15'51"W BASIS OF BEARINGS

WEST WESLEY AVENUE
(60' PUBLIC ROW)



THIS IS NOT A LAND
SURVEY PLAT AND
ONLY REPRESENTS THE
ATTACHED PARCEL
DESCRIPTION.

SCALE:	1"=10'
PROJECT:	PRC-17-02
DRAWING FILE:	ROW EXHIBIT.DWG
DATE:	MAY 18, 2018
DRAWN:	AHB
CHECKED:	AHB

bps | BAILEY
PROFESSIONAL
SOLUTIONS

BAILEY PROFESSIONAL SOLUTIONS, LLC
5737 SOUTH KENTON STREET ENGLEWOOD, CO 80111
303.587.1672 BAILEYPROFESSIONALSOLUTIONS.COM