




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: June 24th, 2021

ROW #: 2019-DEDICATION-0000167 **SCHEDULE #:** 0233601013000 (street) & 0233601014000 (alley)

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) 13th St., located at the intersection of 13th St. and Glenarm Pl., and 2) Public Alley, bounded by 13th St., Glenarm Pl., 14th St., and Tremont Pl.

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 1) 13th St., and 2) 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, "Fairfield Inn & Suites-TownePlace Suites."

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 Right-of-Way and Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2019-DEDICATION-0000167-001-002) 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 2019-DEDICATION-0000167

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: June 24th, 2021

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 two City-owned parcels of land as Public Right-of-Way as 1) 13th St., located at the intersection of 13th St. and Glenarm Pl., and 2) Public Alley, bounded by 13th St., Glenarm Pl., 14th St., and Tremont Pl.

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:** 720-547-5344
- **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 1) 13th St., and 2) 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, "Fairfield Inn & Suites-TownePlace Suites."

****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:** located at the intersection of 13th St. and Glenarm Pl., and bounded by 13th St., Glenarm Pl., 14th St., and Tremont Pl.
- 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: 2019-DEDICATION-0000167

Description of Proposed Project: Dedication of a parcel of land as Public Right-of-Way as 1) 13th St., and 2) 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 1) 13th St., and 2) 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 1) 13th St., and 2) Public Alley., as part of a development project called, "Fairfield Inn & Suites-TownePlace Suites."



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; Liner
 - Mountain Parks

200 0 100 200 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:1,560

Map Generated 6/24/2021

The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.

THIS IS NOT A LEGAL DOCUMENT.

PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000167-001:

LAND DESCRIPTION - STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 23RD DAY OF SEPTEMBER 2020, AT RECEPTION NUMBER 2020155409 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOT 16, BLOCK 198, EAST DENVER (BOYD'S MAP OF THE CITY OF DENVER, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF SAID LOT 16;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 16, ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF GLENARM STREET, NORTH 45°00'43" EAST, A DISTANCE OF 7.00 FEET;

THENCE SOUTH 44°59'17" EAST, A DISTANCE OF 124.99 FEET;

THENCE SOUTH 45°00'55" WEST, A DISTANCE OF 7.00 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 16;

THENCE NORTH 44°59'17" WEST, A DISTANCE OF 124.99 FEET TO THE POINT OF BEGINNING.

CONTAINING: 875 SQUARE FEET OR 0.020 ACRE OF LAND.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20.0' RANGE LINE IN 13TH STREET, BETWEEN GLENARM STREET AND TREMONT PLACE. SAID LINE IS ASSUMED TO BEAR SOUTH 44°59'17" EAST.

PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000167-002:

LAND DESCRIPTION - ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 23RD DAY OF SEPTEMBER 2020, AT RECEPTION NUMBER 2020155409 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 10 THROUGH 16, BLOCK 198, EAST DENVER (BOYD'S MAP OF THE CITY OF DENVER, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST CORNER OF SAID LOT 10;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 10 THROUGH 16, ALSO BEING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF A 16-FOOT WIDE PUBLIC ALLEY, SOUTH 45°00'55" WEST, A DISTANCE OF 168.10 FEET TO A POINT 7 FEET NORTHEASTERLY FROM THE SOUTHWEST LINE OF SAID LOT 16;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 44°59'17" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH $45^{\circ}00'55''$ EAST ALONG A LINE BEING 2.0 FEET NORTHWESTERLY OF AND PARALLEL WITH THE AFOREMENTIONED RIGHT-OF-WAY LINE, A DISTANCE OF 168.10 FEET;

THENCE SOUTH $44^{\circ}59'17''$ EAST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 336 SQUARE FEET OR 0.008 ACRE OF LAND.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 20.0' RANGE LINE IN 13TH STREET, BETWEEN GLENARM STREET AND TREMONT PLACE. SAID LINE IS ASSUMED TO BEAR SOUTH $44^{\circ}59'17''$ EAST.



After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: 2019-Dedication-0000167
Asset Mgmt No.: 20-156

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 23 day of September, 2020, by **FIRE HOUSE LODGING LLC**, a Colorado limited liability company, whose address is 2706 James St., Coralville, IA 52241, 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:

FIRE HOUSE LODGING LLC, a Colorado limited liability company

By: [Signature]

Name: Ravi Patel

Its: President

STATE OF Iowa)
) ss.
COUNTY OF Johnson)

The foregoing instrument was acknowledged before me this 23rd day of Sept., 2020
by Ravi Patel, as President of FIRE HOUSE LODGING LLC, a
Colorado limited liability company.

Witness my hand and official seal.

My commission expires: Aug. 25, 2022

[Signature]
Notary Public



EXHIBIT A

2018-PROJMSTR-0000375-ROW-001

LEGAL DESCRIPTION

A PORTION OF LOT 16, BLOCK 198, EAST DENVER (BOYD'S MAP OF THE CITY OF DENVER, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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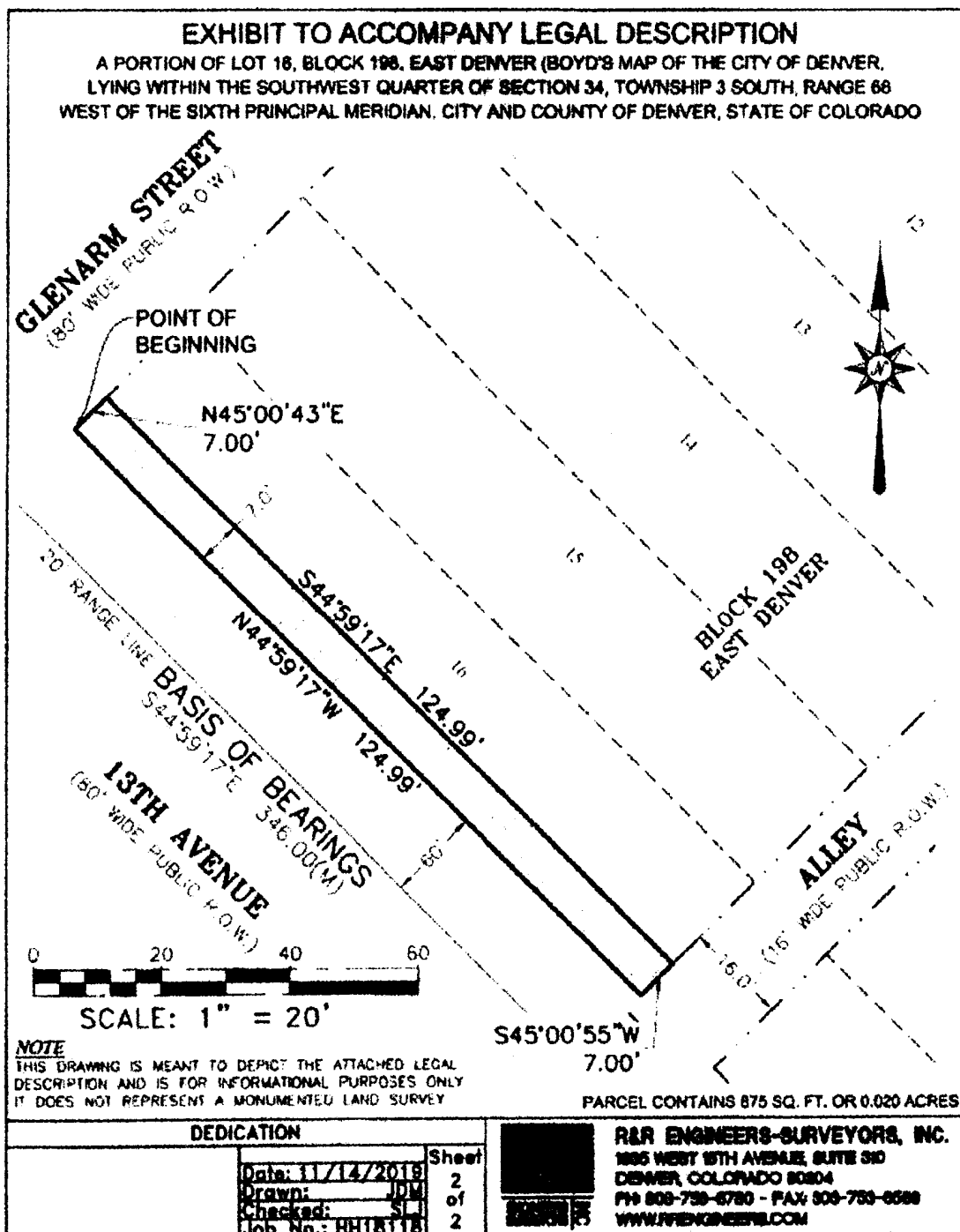
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STACY LYNN JACOBS, PLS
COLORADO REG NO. 38495
FOR, AND ON BEHALF OF:
R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE
DENVER, COLORADO 80204
(303) 753-6730

2018-PROJMSTR-0000375 ROW-001



2018-PROJMSTR-0000375-ROW-002

LEGAL DESCRIPTION

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