




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

**TO:** Caroline Martin, City Attorney's Office

**FROM:** Ted Christianson P.E., Engineering Manager II   
Right-of-Way Services

**DATE:** March 22, 2017

**ROW #:** 2017-Dedication-0000024      **SCHEDULE #:** 0526211027000 & 0526211028000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as Public Alley.  
Located at the intersection of E. Evans Ave. and S. Lafayette 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 to the City and County of Denver for Public Right-of-Way, as part of the development project (1405 E. Evans Ave.)

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 # (2017-Dedication-0000024-001) HERE.**

A map of the area to be dedicated is attached.

RD/JC/BV

cc: Asset Management, Robert Koehler  
City Councilperson & Aides, Paul Kashman District # 6  
Council Aide Val Kerns  
Council Aide Brent Fahrberger  
City Council Staff, Zach Rothmier  
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, Ted Christianson  
Department of Law, Brent Eisen  
Department of Law, Shaun Sullivan  
Department of Law, Caroline Martin  
Department of Law, Cindy Cooley  
Public Works Survey, John Clarke  
Public Works Survey, Paul Rogalla  
Owner: City and County of Denver  
Project file folder 2017-Dedication-0000024

**ORDINANCE/RESOLUTION REQUEST**

Please email requests to Angela Casias  
at [angela.casias@DenverGov.org](mailto:angela.casias@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: March 22, 2017

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 Public Alley.  
Located at the intersection of E. Evans Ave. and S. Lafayette 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: Angela Casias
- Phone: 720-913-8529
- Email: Angela.Casias@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 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 (1405 E. Evans Ave.)

**\*\*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: Alley off E. Evans between S. Lafayette St. and S. Humboldt St.
- d. Affected Council District: Paul Kashman Dist. #6
- 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: 2017-Dedication-0000024, 1405 E. Evans Ave.**

**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**

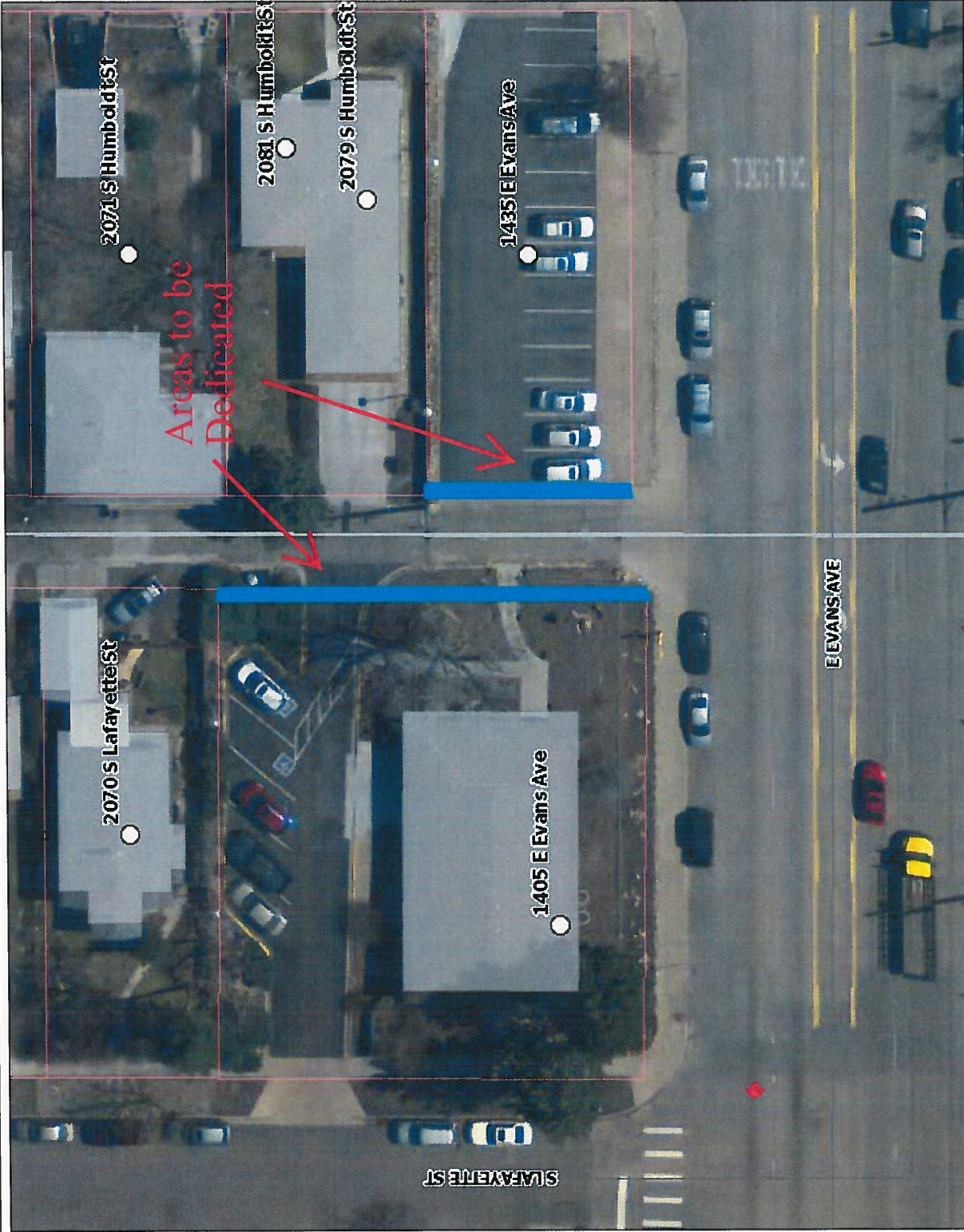
**Will land be dedicated to the City if the vacation goes through: N/A**

**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, 1405 E. Evans Ave.**





**Legend**

- Active Addresses
  - Associated
  - Land
  - Structure
  - Utility
- Streams
- Irrigation Ditches Reconstruct (Gardeners)
- Irrigation Ditches
- Buildings 2014
- Streets
- Alleys
- Railroads
  - Main
  - Yard
  - Spur
  - Sliding
  - Interchange track
  - Other
- Bridges
- Rail Transit Stations
  - Existing
  - Planned
- Park-N-Ride Locations
- Lakes
- County Boundary
- Parcels
- Parks
  - All Other Parks; Linear
  - Mountain Parks



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.**

Map Generated 3/22/2017

75 0 37.5 75 Feet

1:588

A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 10th day of March, 2017, at Reception Number 2017033249 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, therein as:

A parcel of land situated in the Northwest One-Quarter of Section 26, 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:

All in Block 14, Evanston;

The East 2.50 feet of the south 5 feet of Lot 19 together with the East 2.50 feet of Lots 20 through 23 and together with the West 2.50 feet of Lots 24 through 25 being further described as follows:

Beginning at the Southeast corner of said Lot 23 said point also being on the North Right-of-Way for Evans Ave;  
Thence along said North Right-of-Way, N 89°38'32" W, a distance of 2.50 feet;  
Thence N 00°12'22" E, a distance of 105.00 feet;  
Thence S 89°38'36" E, a distance of 2.50 feet to a point on the West line of a 15 foot Alley;  
Thence along said West Alley line, S 00°12'22" W, a distance of 105.00 feet to the Point of Beginning.  
Containing 262 square feet or 0.006 acres, more or less.

Together with:

Beginning at the Southwest corner of said Lot 24 said point also being on the North Right-of-Way for Evans Ave;  
Thence along the East line of a 15 foot Alley, N 00°12'22" E, a distance of 50.00 feet;  
Thence S 89°38'34" E, a distance of 2.50 feet;  
Thence S 00°12'22" W, a distance of 50.00 feet to a point on the said North Right-of-Way for Evans Ave;  
Thence along said North Right-of-Way, N 89°38'32" W, a distance of 2.50 feet to the Point of Beginning.  
Containing 125 square feet or 0.003 acres, more or less.



2017033249

Page: 1 of 6

D \$0.00

Asset Mgmt # 16-256

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 10<sup>th</sup> day of March, 2017, by HUY & TRANG LAM, LLC, a Colorado limited liability company, whose address is 1405 E Evans Ave Denver, ("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 Exhibit A attached 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 subject to those matters of record set forth on Exhibit B attached hereto, 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.

Approved: [Signature] Asset Management Date: 03/10/17

Project Description: SLD Huy & Trang Lam, LLC



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

ATTEST:

HUY & TRANG LAM, LLC,

By: [Signature]

By: \_\_\_\_\_

a Colorado Limited Liability Company

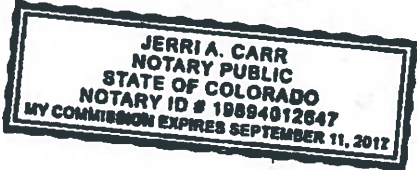
STATE OF Colorado )  
City - Denver ) ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of March, 2017  
by Huy Trinh Lam, as Owner of HUY & TRANG LAM, LLC, a  
Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 9/11/2017

Jenni A Carr  
Notary Public



**Exhibit A**  
**Legal Description**

**See attached.**



**Exhibit B**  
**Title Exceptions**

**LIQUOR RESTRICTIONS OF RECORD, WHICH CONTAIN A FORFEITURE OR REVERTER CLAUSE, WHICH PROVIDE THAT INTOXICATING LIQUORS SHALL NEVER BE MANUFACTURED, SOLD, OR OTHERWISE DISPOSED OF AS A BEVERAGE IN ANY PLACE OF PUBLIC RESORT IN OR UPON THE PREMISES OR ANY PART THEREOF, AS CONTAINED IN INSTRUMENT RECORDED NOVEMBER 29, 1887 IN BOOK 349 AT PAGE 80.**

**TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESTRICTIVE COVENANT RECORDED JANUARY 27, 1992 UNDER RECEPTION NO. R-92-0007880.**

**EXHIBIT A  
SHEET 1 OF 2  
LAND DESCRIPTION**

A parcel of land situated in the Northwest One-Quarter of Section 26, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

All in Block 14, Evanston;

The East 2.50 feet of the South 5 feet of Lot 19 together with the East 2.50 feet of Lots 20 through 23 and together with the West 2.50 feet of Lots 24 through 25 being further described as follows:

Beginning at the Southeast corner of said Lot 23 said point also being on the North Right-of-Way for Evans Ave;

Thence along said North Right-of-Way, N 89°38'32" W, a distance of 2.50 feet;

Thence N 00°12'22" E, a distance of 105.00 feet to a point on the North line of the said South 5 feet;

Thence along said North line of the South 5 feet, S 89°38'36" E, a distance of 2.50 feet to a point on the West line of a 15 foot Alley;

Thence along said West Alley line, S 00°12'22" W, a distance of 105.00 feet to the Point of Beginning.

Containing 262 square feet or 0.006 acres, more or less.

Together with:

Beginning at the Southwest corner of said Lot 24 said point also being on the North Right-of-Way for Evans Ave;

Thence along the East line of a 15 foot Alley, N 00°12'22" E, a distance of 50.00 feet to a point on the North line of said Lot 25;

Thence along said North line of Lot 25, S 89°38'34" E, a distance of 2.50 feet;

Thence S 00°12'22" W, a distance of 50.00 feet to a point on the said North Right-of-Way for Evans Ave;

Thence along said North Right-of-Way, N 89°38'32" W, a distance of 2.50 feet to the Point of Beginning.

Containing 125 square feet or 0.003 acres, more or less.

Cameron M. Watson, PLS  
Colorado License No. 38311  
For and on behalf of Point Consulting, LLC  
8460 W Ken Caryl Ave  
Littleton, CO 80128  
(720) 837-4370  
cwatson@pnt-llc.com



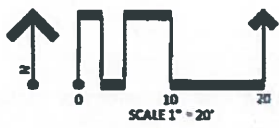
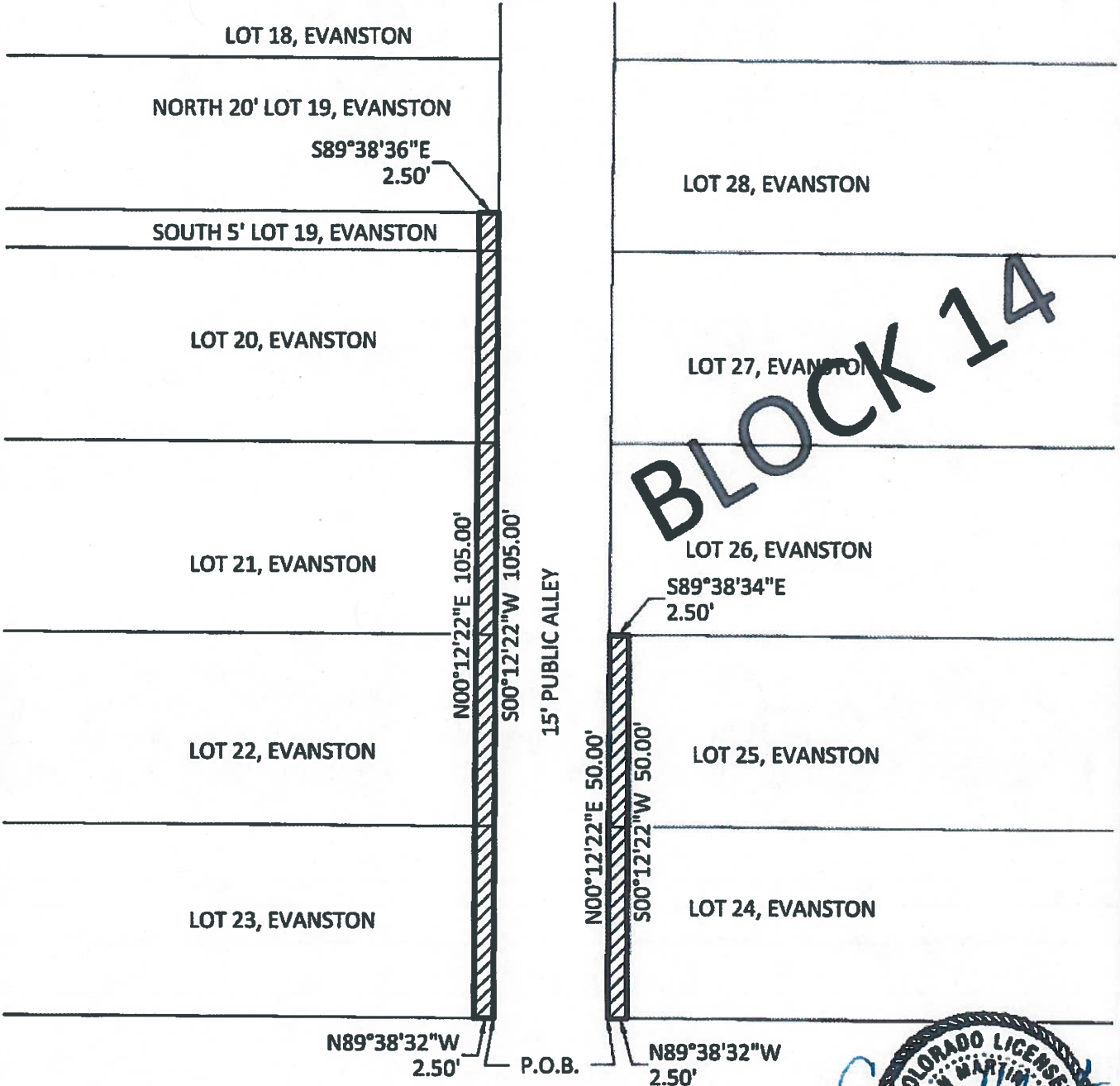
8460 W KEN CARYL AVE  
LITTLETON, CO 80128  
720-228-6836  
www.pnt-llc.com  
PLANNING | ENGINEERING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

LAND DESCRIPTION  
**1405 EVANS**  
DENVER, COLORADO

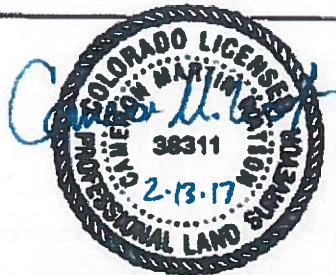
DATE	DESCRIPTION
01.31.17	ORIGINAL PREPARATION
02.13.17	TECHNICAL REVISIONS
-	-
-	-

JOB NO. 1403.021 SHEET 1/2

EXHIBIT A  
SHEET 2 OF 2



EVANS AVE  
100' PUBLIC R.O.W.



8440 W KEN CARYL AVE  
LITTLETON, CO 80128  
720-258-6836  
www.pcl-llc.com

PLANNING | ENGINEERING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

EXHIBIT  
1405 EVANS  
DENVER, COLORADO

DATE	DESCRIPTION
01.31.17	ORIGINAL PREPARATION
02.13.17	TECHNICAL REVISIONS

JOB NO. 14.03.021 SHEET 2/2