


REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Ivone Avila-Ponce, City Attorney's Office

FROM: Matt R. Bryner, P.E., Director, Right-of-Way Services 
Matt R. Bryner (Sep 27, 2022 08:16 MDT)

DATE: September 23, 2022

ROW #: 2019-DEDICATION-0000111 **SCHEDULE #:** Adjacent to 0504422058998

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as N. Santa Fe Dr., located near the intersection of N. Santa Fe Dr. and W. 6th 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 N. Santa Fe Dr. 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, "Art District Dwellings and Marketplace."

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 N. Santa Fe Dr. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2019-DEDICATION-0000111-001) HERE.

A map of the area to be dedicated is attached.

MB/DS/LRA

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Jamie Torres District # 3
Councilperson Aide, Daisy Rocha Vasquez
Councilperson Aide, Angelina Gurule
Councilperson Aide, Katie Heideman
Councilperson Aide, Ayn Slavis
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, Johna Varty
Department of Law, Martin Plate
Department of Law, Deanne Durfee
Department of Law, Ivone Avila-Ponce
Department of Law, Joann Tristani
Department of Law, Stefanie Raph
DOTI Survey, Dana Sperling
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2019-DEDICATION-0000111

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: September 23, 2022

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 City-owned parcel of land as Public Right-of-Way as N. Santa Fe Dr., located near the intersection of N. Santa Fe Dr. and W. 6th Ave.

3. **Requesting Agency:** DOTI, Right-of-Way Services
Agency Section: Survey

4. **Contact Person:** (With actual knowledge of proposed ordinance/resolution.)

- **Name:** Lisa R. Ayala
- **Phone:** 720-865-3112
- **Email:** lisa.ayala@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:** Demolish existing commercial structures and build a 5-story mixed-use structure. The developer was asked to dedicate a parcel of land as N. Santa Fe Dr.

****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:** N. Santa Fe Dr., and W. 6th Ave.
- d. **Affected Council District:** Jamie Torres District # 3
- 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-0000111

Description of Proposed Project: Demolish existing commercial structures and build a 5-story mixed-use structure. The developer was asked to dedicate a parcel of land as N. Santa Fe Dr.

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 N. Santa Fe Dr.

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

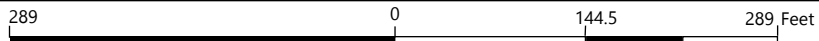
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as N. Santa Fe Dr., as part of a development project called, "Art District Dwellings and Marketplace."



Street 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



PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000111-001:

LAND DESCRIPTION - STREET PARCEL

THAT PARCEL OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 26TH DAY OF DECEMBER, 2019, AT RECEPTION NUMBER 2019181153 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 13 THROUGH 17 INCLUSIVE OF BLOCK 39 OF HUNT'S ADDITION TO DENVER, RECORDED IN BOOK 2, PAGE 51 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS RECORDS, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY ELEVEN (11) FEET OF THE NORTH ONE HALF OF SAID LOT 13 AND OF LOTS 14 THROUGH 17 INCLUSIVE, BLOCK 39, HUNT'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER STATE OF COLORADO.

CONTAINING +/-2,476 SQUARE FEET OR +/-0.057 ACRES OF LAND, MORE OR LESS.



12/28/2019 11:08 AM
City & County of Denver

R \$0.00

WD

2019181153

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 20 day of December, 2019, by **SANTA FE DRIVE DEVELOPMENT, LLC**, a Colorado limited liability company, whose address is 826 Santa Fe Drive, Denver, CO 80204, 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.

19-190

2019 - Delicadon - 0000111
623-627 Santa Fe

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

ATTEST:

SANTA FE DRIVE DEVELOPMENT, LLC, a Colorado Limited Liability Company

By: 

Name: Leonard Taub

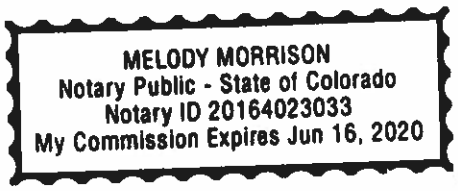
Its: Managing Member

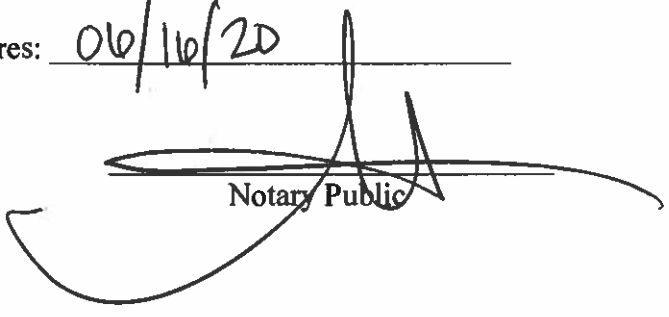
STATE OF Colorado)
COUNTY OF Denver)^{ss.}

The foregoing instrument was acknowledged before me this 20th day of December, 2019
by Lenny Taub, as managing member of **SANTA FE DRIVE DEVELOPMENT, LLC**, a Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: 06/16/20




Notary Public

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

A PORTION OF LOTS B THROUGH I7 INCLUSIVE OF BLOCK 39 OF HUNT'S ADDITION TO DENVER, RECORDED IN BOOK 2, PAGE 3 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS RECORDS, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY ELEVEN (11) FEET OF THE NORTH ONE HALF OF SAID LOT B AND OF LOTS H THROUGH I7 INCLUSIVE, BLOCK 39, HUNT'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER STATE OF COLORADO.

CONTAINING ±2,476 SQUARE FEET OR ±0.057 ACRES OF LAND, MORE OR LESS.

End of Legal Description.

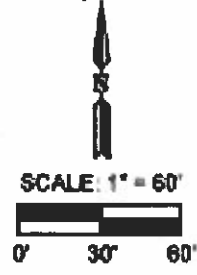
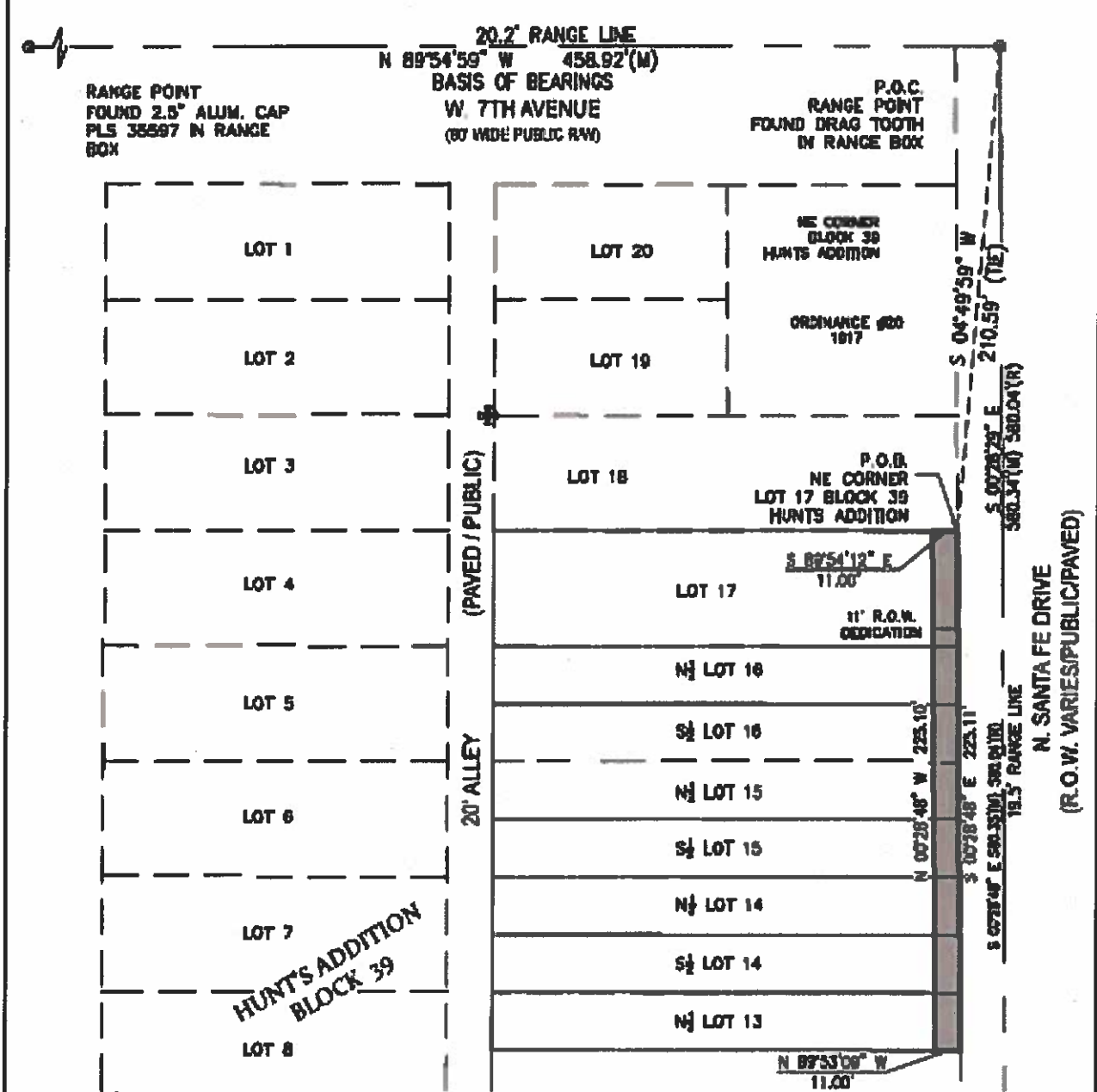


Frank M. Zawolinski, P.L.S.
Colorado License #38060
For and on behalf of Power Surveying Company, Inc.
302-702-1617



**DRAWING BY: JY DATE: 9/16/19
FILE NO: 19-071 ROW DEDICATION 6-27-19.DWG**

EXHIBIT A
EXHIBIT OF LAND DESCRIPTION
SHEET 2 OF 2



- LEGEND**
- ⊙ MONUMENT FOUND, AS NOTED
 - (C) CALCULATED
 - (M) AS MEASURED
 - (R) PER RECORD
 - FM FOUND
 - POB POINT OF COMMENCEMENT
 - POC POINT OF BEGINNING

POWER™
 Surveying Company, Inc.
Established 1948

170 N. 16TH AVE., SUITE 200
 THUNDERBOLT, COLORADO 80130
 PH: 303-763-1811
 FAX: 303-763-1499
 WWW.POWER303SURVEYING.COM

DRAWING BY: JY DATE: 9/16/19
 FILE NO. 19-071 ROW DEDICATION 6-27-19.DWG