



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Stan Lechman, City Attorney's Office
FROM: Robert J. Duncanson P.E., Engineering Manager II
Right-of-Way Services
DATE: September 22, 2015
ROW #: 2014-Dedication-0092804 **SCHEDULE #:** 0232303020000
TITLE: This request is to dedicate a parcel of land as Public Right of Way as Public Alley.
Located at the intersection of W. 19th Ave. and Hooker 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 (**Hooker Row Homes**)

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 # (2014-Dedication-0092804-001) HERE.

A map of the area to be dedicated is attached.

RD/AG/BLV

cc: Asset Management, Steve Wirth
City Councilperson & Aides, Rafael Espinoza District # 1
Council Aide Rita Contreras
Council Aide Amanda Sandoval
City Council Staff, Shelley Smith
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, Stan Lechman
Department of Law, Adam Hernandez
Department of Law, Angela Garcia
Public Works Survey, Ali Gulaid
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2014-Dedication-0092804

ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias at Angela.casias@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: September 22., 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 City owned land as Public Alley.
Located near the intersection of W. 19th Ave. and Hooker St.

3. **Requesting Agency:** Public Works – 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

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 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 (Hooker Row Homes)

****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:** W. 19th Ave. and Hooker St.
- d. **Affected Council District:** Rafael Espinoza Dist. 1
- 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: _____



EXECUTIVE SUMMARY

DENVER
THE MILE HIGH CITY

Project Title: 2014-Dedication-0092804, Hooker Row Homes

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, Hooker Row Homes.



Protecting the Present & Building the Future
Accountability, Innovation, Empowerment, Performance, Integrity,
Diversity, Teamwork, Respect, Excellence, Safety

PW Legal Description No. 2014-Dedication-0092804

LAND DESCRIPTION FOR ALLEY R.O W. DEDICATION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND CONVEYED BY A WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF AUGUST 2015, AT RECEPTION NUMBER 2015115930 IN CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WESTERLY 2 FEET OF LOTS 7, 8 AND 9, AND SOUTHERLY 25 FEET OF LOT 9 EXCEPT THE WESTERLY 2 FEET OF SAID LOT 9, ALL IN BLOCK 3 OF RANK'S RESUBDIVISION OF BLOCK 3, CHELTENHAM HEIGHTS.

THE ABOVE DESCRIBED PARCEL CONTAINS 397 SQUARE FEET OR 0.0091 ACRES MORE OR LESS



Hooker Row Homes

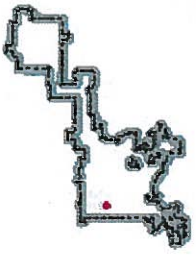


WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:1,054

Map Generated 9/21/2015

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.



Legend

- Streams
- Irrigation Ditches Reconstruct (Gardens)
- Irrigation Ditches
- 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
- Mountain Parks
- All Other Parks

WARRANTY DEED

THIS DEED, dated Aug 14, 2015, is between Flatwater Development, LLC, a Colorado limited liability company ("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

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 ensealing and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible 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.

Flatwater Development, LLC

By: Garrett Vay

Title: Member



2015115930
Page: 1 of 3
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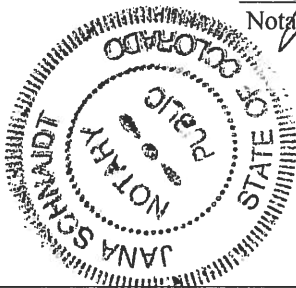
STATE OF Colo

COUNTY OF Douglas

The foregoing instrument was acknowledged before me this day 14th of August, 2015 by Garrett Vay as Member of Flatwater Development, LLC.

Witness my hand and official seal.
My commission expires:

Jana Schraidt
Notary Public



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

15-125
Asset Mgmt. #

Approved
Asset Management
Date: 8-18-15
JEW

Project Description:
1921 Hooker St.

EXHIBIT "A"

MASTER PROJECT NO. 2014-0928-04-001
DS PROJECT NO. 2014D00382-04-001

ALLEY DEDICATION

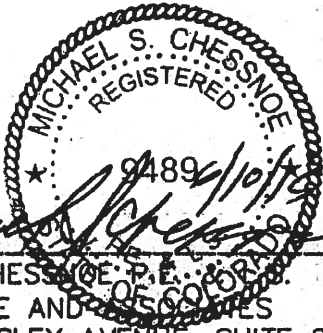
PARCEL SITUATED IN THE SW1/4 OF SECTION 32,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING TWO (2) FEET IN WIDTH, SITUATED IN BLOCK 3 OF RANK'S RESUBDIVISION OF BLOCK 3, CHELTENHAM HEIGHTS, IN THE SW 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, TO WIT:

BEGINNING AT SE CORNER OF LOT 9 OF SAID BLOCK 3; THENCE N00°01'41"E ALONG THE EAST LINE OF SAID LOT, 2.00 FEET; THENCE N89°51'19"W PARALLEL TO THE SOUTH LINE OF SAID LOT 9, 123.30 FEET; THENCE N00°01'41"E PARALLEL TO THE WEST LINE OF SAID LOT 9 AND SAID LINE EXTENDED, 72.97 FEET TO THE NORTH LINE OF LOT 7, BLOCK 3 OF SAID SUBDIVISION; THENCE N89°51'19"W ALONG SAID NORTH LINE, 2.00 FEET TO THE NW CORNER OF SAID LOT; THENCE S00°01'41"W ALONG THE WEST LINE OF SAID LOT AND SAID LINE EXTENDED, 74.97 FEET TO THE SW CORNER OF LOT 9, BLOCK 3 OF SAID SUBDIVISION; THENCE S89°51'19"E ALONG THE SOUTH LINE OF SAID LOT 9, 125.30 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 397 SQUARE FEET OR 0.0091 ACRES MORE OR LESS.

BASIS OF BEARINGS: THE SOUTH LINE OF LOT 9, BLOCK 3, RANK'S RESUBDIVISION OF OF BLOCK 3, CHELTENHAM HEIGHTS, BEING AN ASSUMED BEARING OF S89°51'19"E BETWEEN TWO MAG NAILS WITH 1.5 INCH DIAMETER ALLOY DISKS STAMPED P.E. & L.S. #9489-ONE AT THE SW CORNER OF SAID LOT 9 AND THE OTHER AT THE SE CORNER OF SAID LOT 9.



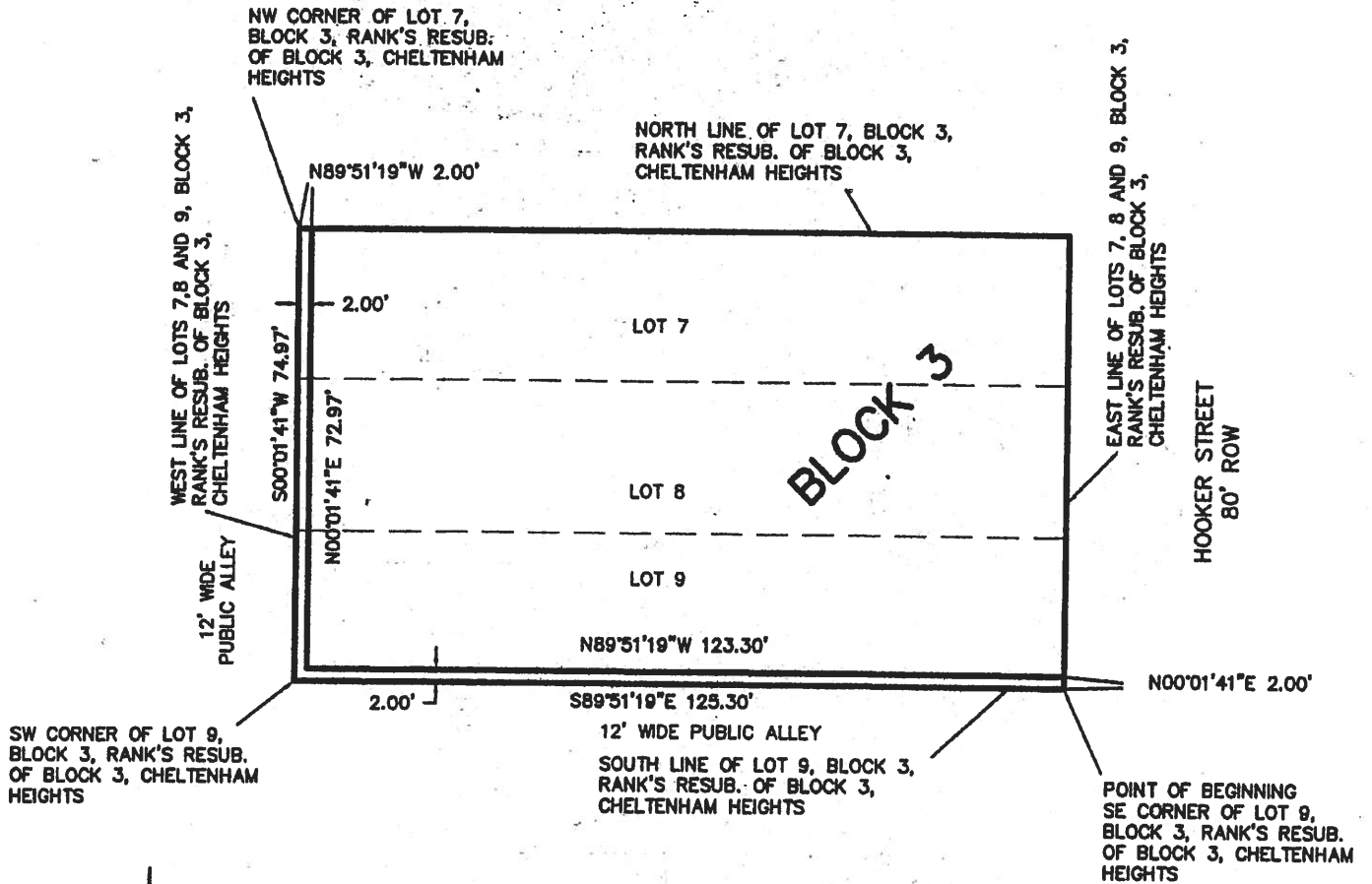
MICHAEL S. CHESSNOE, P.E.
C/O CHESSNOE AND ASSOCIATES
4101 EAST WESLEY AVENUE, SUITE 2
DENVER, CO 80222

PREPARED BY:

CHESSNOE AND ASSOC.
4101 EAST WESLEY AVENUE
SUITE 2
DENVER, CO. 80222
TELE. NO. 303-722-3267
JANUARY 13, 2015
▲ REV. JUNE 10, 2015

ALLEY DEDICATION

PARCEL SITUATED IN THE SW1/4 OF SECTION 32,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO



WEST 19TH AVENUE
80' ROW

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.