



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

FROM: Matt Bryner, Director Engineer-Architect
Right-of-Way Services

DATE: May 22, 2019

ROW #: 2018-Dedication-0000119 **SCHEDULE #:** 0509404032000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as S. Pecos St. Located at the intersection of S. Pecos St. and W. Cedar 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 S. Pecos 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 (**South Pecos Townhomes**)

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 S. Pecos St. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2018-Dedication-0000119-001) HERE.

A map of the area to be dedicated is attached.

MB/DS/bv

cc: Dept. of Real Estate, Katherine Rinehart
City Councilperson & Aides, Jolon Clark District # 7
Council Aide Maggie Thompson
Council Aide Anita Banuelos
City Council Staff, Zach Rothmier
Environmental Services, David Erickson
Public Works, Manager's Office, Alba Castro
Public Works, Manager's Office, Jason Gallardo
Public Works, 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, Stan Lechman
Public Works Survey, Dana Sperling
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2018-Dedication-0000119

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: May 22, 2019

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 S. Pecos St.
Located at the intersection of S. Pecos St. and W. Cedar 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:** Jason Gallardo
- **Phone:** 720-865-8713
- **Email:** Jason.gallardo@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 S. Pecos 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 (**South Pecos Townhomes**)

****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. Pecos St. and W. Cedar 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-0000119

Description of Proposed Project: Dedicate a parcel of land as public right of way as S. Pecos St.

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

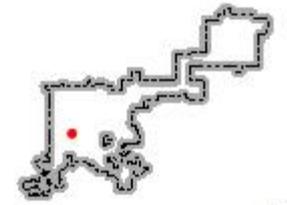
What is the known duration of an MEP: N/A

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

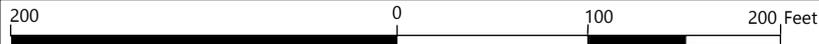
Will an easement relinquishment be submitted at a later date: N/A

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 South Pecos Townhomes.



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



PW Legal Description No. 2018-Dedication-0000119-001

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON 10/04/2018, AT RECEPTION NUMBER 2018126284 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., LOT 48 BLOCK 15, VALVERDE SUBDIVISION, CITY & COUNTY OF DENVER, STATE OF COLORADO.

COMMENCING AT THE FOUND RANGE POINT BEING A 2.5" ALUMINUM CAP (ILLEGIBLE) FOUND IN THE INTERSECTION OF SOUTH PECOS STREET AND WEST CEDAR AVENUE.

THENCE N45°08'39"W, A DISTANCE OF 28.25 FEET TO **A POINT AT THE INTERSECTION OF THE SOUTH AND EAST LINES OF LOT 48, BLOCK 15, VALVERDE SUBDIVISION AND THE POINT OF BEGINNING;**

THENCE S89°46'06"W ALONG SAID SOUTH LINE, A DISTANCE OF 12.42 FEET;

THENCE DEPARTING SAID SOUTH LINE N00°12'00"W, A DISTANCE OF 5.00 FEET;

THENCE N89°45'59"E, A DISTANCE OF 5.00 FEET;

THENCE N60°45'13"E, A DISTANCE OF 8.50 FEET, TO A POINT ON THE EAST LINE OF LOT 48 BLOCK 15 VALVERDE SUBDIVISION;

THENCE S00°08'23"E ALONG SAID EAST LINE, A DISTANCE OF 9.12 FEET BACK TO THE **POINT OF BEGINNING;**

CONTAINING 77.40 SQUARE FEET (0.002 ± ACRES) MORE OR LESS.

BASIS OF BEARINGS: A RANGE LINE BEING EAST OF THE SUBJECT PARCEL COMMENCING WITH A FOUND 3" AXLE IN RANGE BOX AT THE INTERSECTION OF WEST BYERS AVE AND SOUTH PECOS ST. AND CONCLUDING WITH A 2" ALUMINUM CAP IN RANGE BOX AT THE INTERSECTION OF WEST CEDAR AVE. AND SOUTH PECOS ST. WITH AN ASSUMED BEARING OF N00°02'18"W.



10/04/2018 02:53 PM
City & County of Denver

R \$0.00

WD

2018126284

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 24 day of September, 2018, by **LOHI Investments Corporation**, a Colorado corporation formerly known as LOHI Investments, whose address is 1201 Eudora Street, Denver, CO 80211, 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.

Asset Mgmt. #: 18-137

Project Description: S. Pecos & W. Cedar
2018 - Dedication - 0000119

Asset Mgmt. #: _____
Date: 10/4/18

Approved: *[Signature]*

2017-projmstr-0000404-ROW-001

EXHIBIT A
PAGE 1 OF 2

Land Description:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., LOTS 48 BLOCK 15, VALVERDE SUBDIVISION, CITY & COUNTY OF DENVER, STATE OF COLORADO.

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Prepared By:
Altitude Land Consultants, Inc
Karl W. Franklin, PE-PLS-EXW
Colorado PLS 37969

Date: 09/19/18
Job No. 17-118

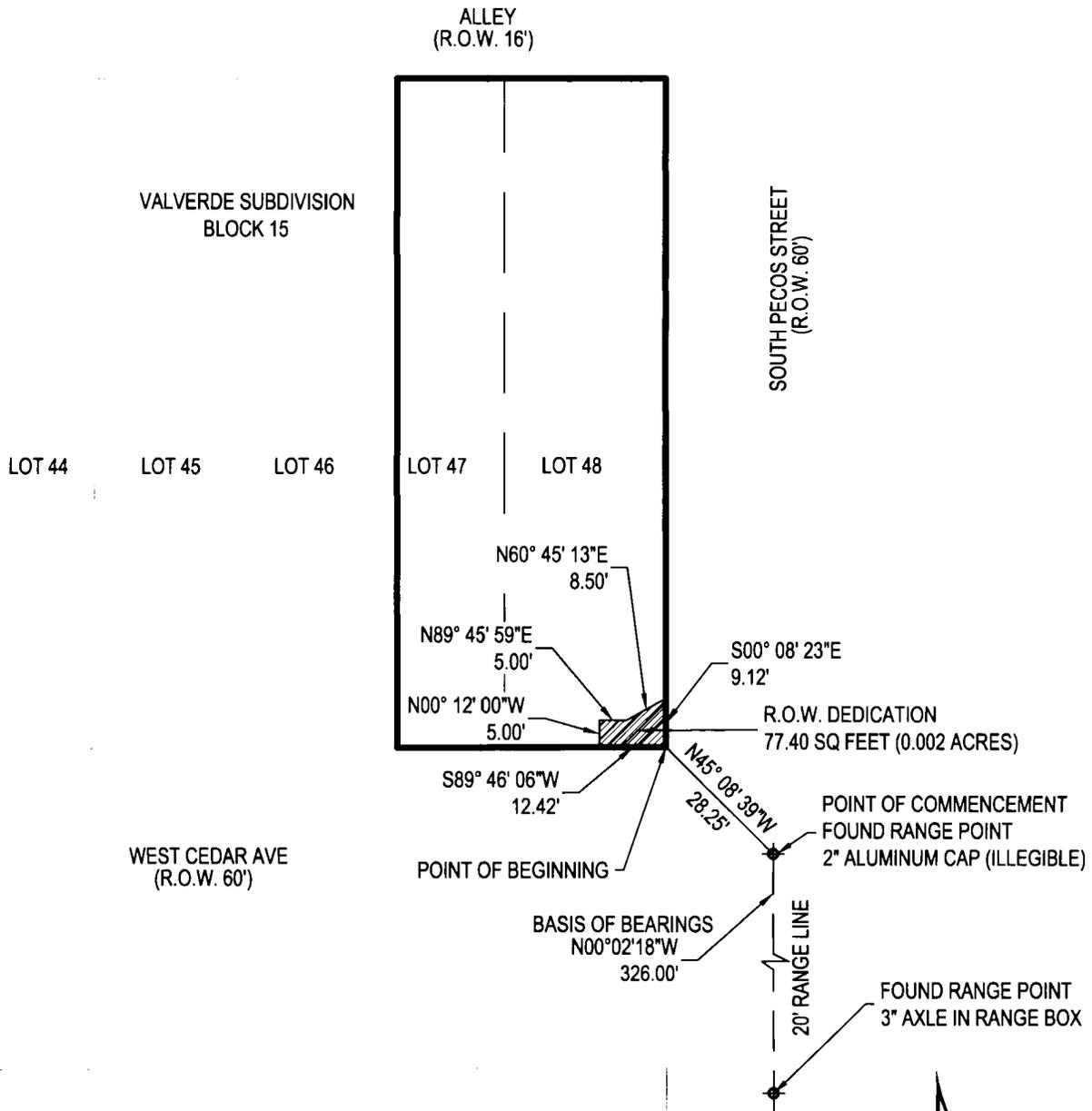


3461 Ringsby Court, Suite 125
Denver, CO 80216

2727 N. Cascade, #160 Colorado Springs,
CO 80907

720.594.9494
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

EXHIBIT A
PAGE 2 OF 2



 R.O.W. DEDICATION



Prepared By:
Altitude Land Consultants, Inc
 Karl W. Franklin, PE-PLS-EXW
 Colorado PLS 37969
 Date: 09/19/18
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