



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

FROM: Matt Bryner, P.E. Senior Engineering Manager
Right-of-Way Services

DATE: July 11, 2017

ROW #: 2016-Dedication-0000071 **SCHEDULE #:** 0231313047000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Public Alley.
Located near the intersection of W. Colfax and Vrain 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 (**Vrain 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 # (2016-Dedication-0000071-001) HERE.

A map of the area to be dedicated is attached.

MB/JS/BV

cc: Asset Management, Robert Koehler
City Councilperson & Aides, Rafael Espinoza District # 1
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, Matt Bryner
Department of Law, Brent Eisen
Department of Law, Shaun Sullivan
Department of Law, Caroline Martin
Department of Law, Stan Lechman
Department of Law, Cynthia Devereaux
Public Works Survey, Jon Spirk
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2016-Dedication-0000071

ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias
at 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: July 11, 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 near the intersection of W. Colfax and Vrain 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 (**Vrain 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 – please do not leave blank.)

- a. **Contract Control Number:** N/A
- b. **Contract Term:** N/A
- c. **Location:** Near W. Colfax and Vrain St.
- d. **Affected Council District:** Rafael Espinoza Dist. #1
- 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: 2016-Dedication-0000071, Vrain St. 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

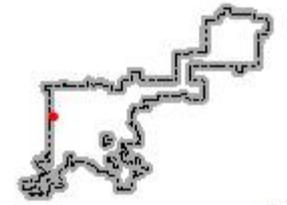
What is the known duration of an MEP: N/A

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

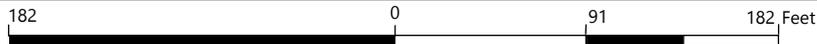
Will an easement relinquishment be submitted at a later date: N/A

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, Vrain St. Row Homes.



Legend

- Benchmarks
- Range Points
- Streams
- Irrigation Ditches Reconstructe 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
- Parks
 - All Other Parks; Linear
 - Mountain Parks



A parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 18th day of January, 2017, at Reception No. 2017006869 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

A parcel of land located in the Southwest 1/4 of Section 31, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado:

The West 3.00 feet of Lots 30 & 31, Block 15, Sloan Lake Subdivision, more particularly described as follows:

Commencing at the found #5 Rebar with an orange plastic cap (L.S. #22094), also being the Northwest corner of the South 1/2 of Lot 28, Block 15, Sloan Lake Subdivision.

Thence N04°36'06"W, a distance of 37.80 feet to the south line of said Lot 30, also being the Point of Beginning;

Thence N90°00'00"W, along said south line, a distance of 3.00 feet;

Thence N00°07'27"W, a distance of 50.03 feet;

Thence S89°59'17"E, along the north line of said Lot 31, a distance of 3.00 feet;

Thence S00°07'28"E, a distance of 50.03 feet to the Point of Beginning.

Containing 150 Square Feet (0.003 Acres) More or Less.

BASIS OF BEARINGS: BASIS OF BEARING USED FOR THIS SURVEY IS THE 20' RANGE LINE FOUND IN WEST 16th AVE. BETWEEN THE MONUMENTS SHOWN HEREON WITH AN ASSUMED BEARING OF S89°59'48"E.

16-230
Asset Mgmt. #



01/18/2017 03:15 PM R \$23.00 D \$0.00
City & County of Denver WD
Electronically Recorded

WARRANTY DEED

THIS DEED, dated January 18, 2017, is between Denver Development Group 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 enrolling 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.

Denver Development Group LLC

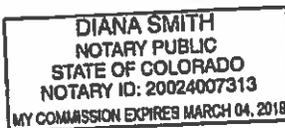
By: Keith Gallegos
Title: Managing Member

STATE OF Colorado
COUNTY OF Denver

The foregoing instrument was acknowledged before me this day 18th of January, 2017 by Keith J. Gallegos as Managing Member of Denver Development Group LLC.

Witness my hand and official seal.
My commission expires:

[Signature]
Notary Public



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

Approved: [Signature]
Asset Management: [Signature] Date: 01/24/17
Project Description: WD Denver Development Group LLC



01/18/2017 03:15 PM
City & County of Denver
Electronically Recorded

R \$23.00

D \$0.00
WD

WARRANTY DEED

THIS DEED, dated January 19, 2017, is between **Denver Development Group 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:

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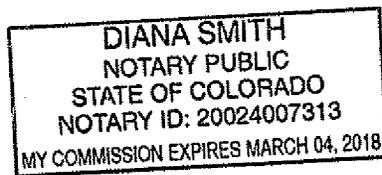
Denver Development Group LLC
By: Keith Gallegos
Title: Managing member

STATE OF Colorado
COUNTY OF Denver

The foregoing instrument was acknowledged before me this day 19th of January, 2017 by Keith J. Gallegos as Managing Member of Denver Development Group LLC.

Witness my hand and official seal.
My commission expires:

[Signature]
Notary Public



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

EXHIBIT A
PAGE 1 OF 2**Land Description:**

A parcel of land located in the Southwest $\frac{1}{4}$ of Section 31, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado:

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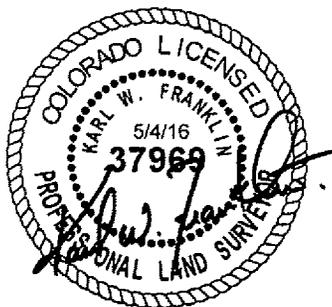
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Prepared By:
Altitude Land Consultants, Inc
Karl W. Franklin, PE-PLS-EXW
Colorado PLS 37969

Date: 5/4/16
Job No. CE15-219

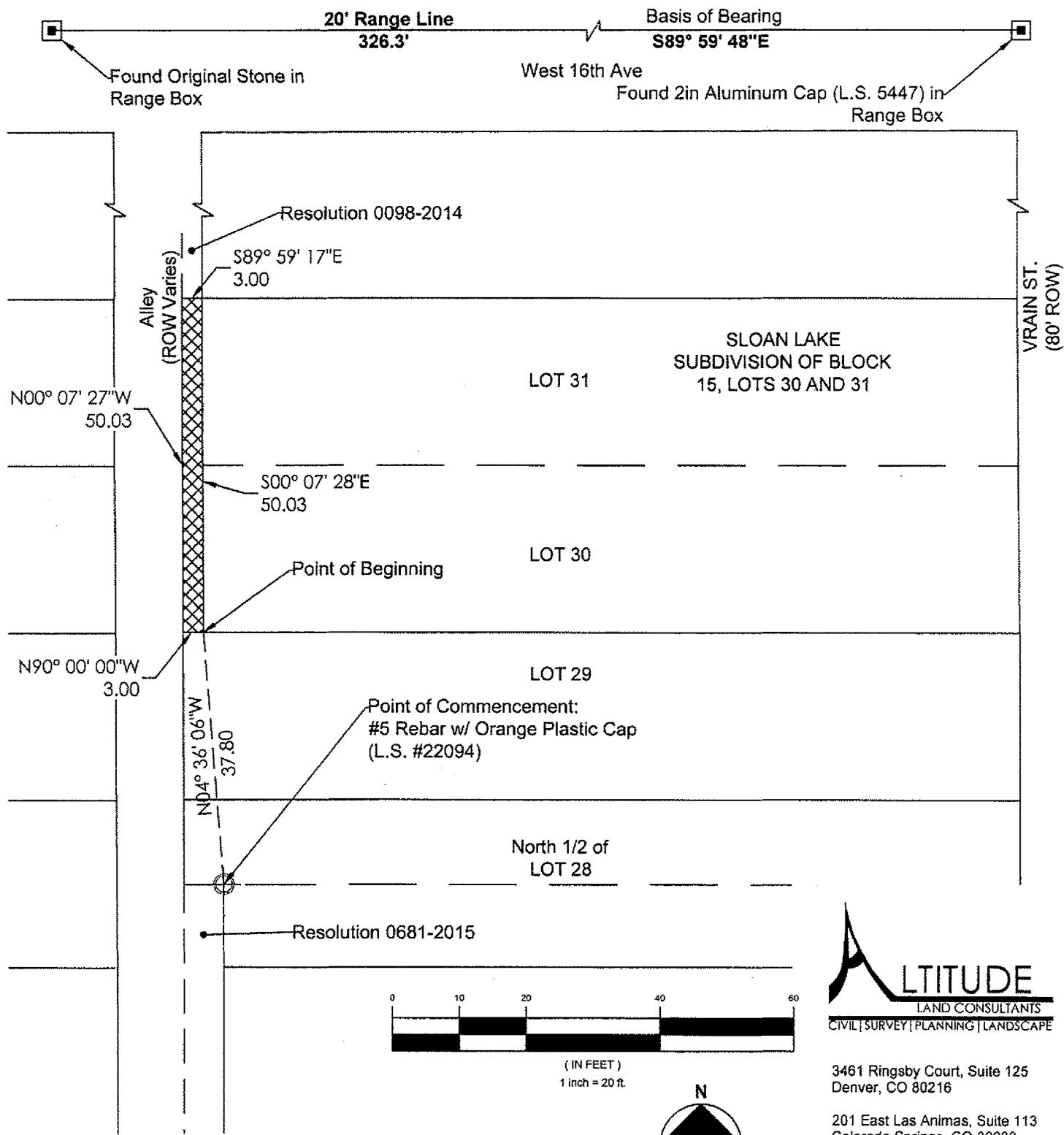


3461 Ringsby Court, Suite 125
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201 East Las Animas, Suite 113
Colorado Springs, CO 80903

720.413.9691
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

EXHIBIT A
PAGE 2 OF 2



Date: 5/4/16
Job No. CE15-219



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