



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: September 7, 2018

ROW #: 2017-Dedication-0000197 **SCHEDULE #:** 0505207012000, 0505207055000 &
0505207056000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Public Alley.
Located in the alley bounded by W. 14th Ave., N. Knox Ct., W. Colfax Ave., and N. Julian 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 (**Knox Row**)

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-0000197) HERE.

A map of the area to be dedicated is attached.

MB/JS/BV

cc: Asset Management, Curtis Anthony
City Councilperson & Aides, Paul Lopez District # 3
Council Aide Adriana Lara
Council Aide Jesus Orrantia
City Council Staff, Zach Rothmier
Environmental Services, David Erickson
Public Works, Manager's Office, Alba Castro
Public Works, Manager's Office, Sarah Stanek
Public Works, Right-of-Way Engineering Services, Matt Bryner
Department of Law, Brent Eisen
Department of Law, Deanne Durfee
Department of Law, Caroline Martin
Department of Law, Stan Lechman
Public Works Survey, Jon Spirk
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2017-Dedication-0000197

ORDINANCE/RESOLUTION REQUEST

Please email requests to Sarah Stanek
at sarah.stanek@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 7, 2018

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 in the alley bounded by W. 14th Ave., N. Knox Ct., W. Colfax Ave., and N. Julian 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:** Sarah Stanek
- **Phone:** 720-865-8713
- **Email:** Sarah.stanek@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 (**Knox Row**)

****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 bounded by W. 14th Ave., N. Knox Ct., W. Colfax Ave. and N. Julian St.
- d. Affected Council District:** Paul Lopez Dist. #3
- 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-0000197

Description of Proposed Project: Dedicate a parcel of land as 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

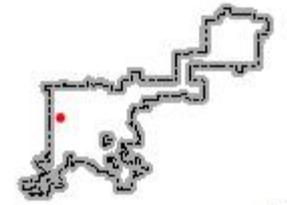
What is the known duration of an MEP: N/A

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

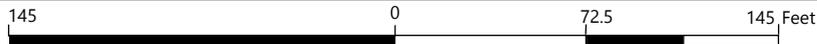
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Right-of-Way, as a part of a development project called, Knox Row.



Legend

-  Streams
-  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 Special Warranty Deed to the City and County of Denver, recorded on the 27th day of June 2017, at Reception No. 2018079074 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 SITUATE IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE EAST LINE OF LOTS 17, 18, 19, 20, 21 AND 22, BLOCK 2, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID LOT 17 BY A FOUND NAIL AND BRASS TAG STAMPED P.L.S. 12346 AND BEING MONUMENTED AT THE SOUTHEAST CORNER OF SAID LOT 22 BY A PLASTIC CAP STAMPED P.L.S. 37929, BEARS SOUTH 00°16'44" EAST A DISTANCE OF 150.02 FEET (AS-MEASURED) WITH ALL BEARINGS HEREON BEING RELATIVE THERETO.

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 17 ALSO BEING THE NORTHEAST CORNER OF PARCEL 1, BLOCK 2, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION RECORDED AT RECEPTION NUMBER 2008015126;
THENCE SOUTH 00°16'44" EAST, ALONG THE EAST LINE OF PARCEL 1, A DISTANCE OF 100.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20;
THENCE CONTINUING SOUTH 00°16'44" EAST, ALONG THE EAST LINE OF PARCEL 2, BLOCK 2, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION RECORDED AT RECEPTION NUMBER 2006152919, ALSO BEING THE EAST LINE OF SAID LOT 21;
THENCE CONTINUING SOUTH 00°16'44" EAST, ALONG THE EAST LINE OF PARCEL 3, BLOCK 2, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION RECORDED AT RECEPTION NUMBER 2017100064, ALSO BEING THE EAST LINE OF SAID LOT 22;

THENCE 89°45'41" WEST, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 2.00 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°16'44" WEST, A DISTANCE OF 150.02 FEET ACROSS ALL THREE SAID PARCELS, TO THE NORTH LINE OF SAID LOT 17;
THENCE NORTH 89°46'18" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±300 SQ. FT. OR ±0.007 ACRES.



06/27/2018 09:01 AM
City & County of Denver

R \$0.00

WD

2018079074

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

June THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 25th day of June, 2018, by KNOX ROW, LLC, whose address is, 100 Kalamath St. Denver 80223 ("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.

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

ATTEST:

KNOX ROW, LLC.

By: [Signature]

Name: Jeff Gates, Managing member

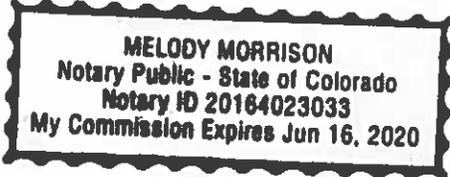
Its: STR

STATE OF Colorado)
COUNTY OF Denver) ss.

The foregoing instrument was acknowledged before me this 26th day of June, 2018
by Jeff Gates, as Managing Member of KNOX ROW, LLC.

Witness my hand and official seal.

My commission expires: 06/16/20



[Signature]
Notary Public

EXHIBIT A
DEDICATED PROPERTY
SHEET 1 OF 2
LAND DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE CONTINUING SOUTH 00°16'44" EAST, ALONG THE EAST LINE OF PARCEL 2, BLOCK 2, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION RECORDED AT RECEPTION NUMBER 2006152919, ALSO BEING THE EAST LINE OF SAID LOT 21, A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21;
THENCE CONTINUING SOUTH 00°16'44" EAST, ALONG THE EAST LINE OF PARCEL 3, BLOCK 2, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION RECORDED AT RECEPTION NUMBER 2017100064, ALSO BEING THE EAST LINE OF SAID LOT 22, A DISTANCE OF 25.00 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 22;
THENCE SOUTH 89°45'41" WEST, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 1.00 FEET;
THENCE DEPARTING SAID SOUTH LINE, NORTH 00°16'44" WEST, A DISTANCE OF 150.02 FEET ACROSS ALL THREE SAID PARCELS, TO THE NORTH LINE OF SAID LOT 17;
THENCE NORTH 89°46'18" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±150 SQ. FT. OR ±0.003 ACRES.



RICHARD BRUCE GABRIEL
COLORADO P.L.S. 37929



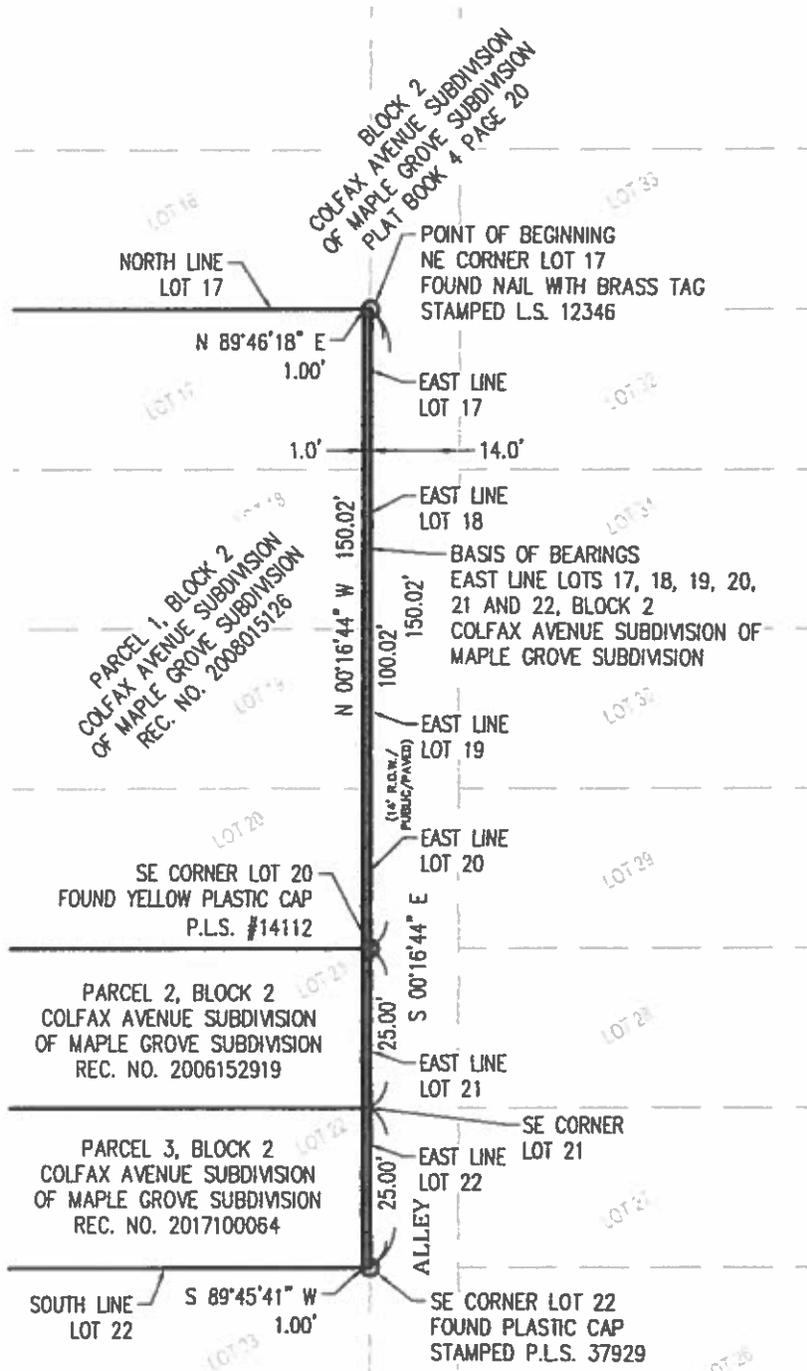
720 W 64TH AVENUE, UNIT 224
THORNTON, COLORADO 80260

PH 303-702-1617
FAX 303-702-1458
WWW.POWERSURVEYING.COM

DRAWING BY: MB
FILE NO. 501-17-049 Dedication Exhibit.DWG

DATE: 10/6/17

EXHIBIT A
DEDICATED PROPERTY
SHEET 2 OF 2



CONTAINING ±150 SQ. FT. OR ±0.003 ACRES



SCALE: 1" = 30'



0' 15' 30'



POWERTM
 Surveying Company, Inc.

Established 1948

720 W 84TH AVENUE, UNIT 224
 THORNTON, COLORADO 80260

PH 303-702-1617
 FAX 303-702-1488
 WWW.POWERSURVEYING.COM

DRAWING BY: MB
 FILE NO. 501-17-049 Dedication Exhibit.DWG

DATE: 10/6/17