

**REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY**

**TO:** Caroline Martin, City Attorney's Office

**FROM:** Matt R. Bryner, P.E., Director, Right-of-Way Services

**DATE:** May 1<sup>st</sup>, 2020

**ROW #:** 2019-DEDICATION-0000057 **SCHEDULE #:** 0227116033000

**TITLE:** This request is to dedicate a parcel of land as Public Right-of-Way as Public Alley, located at the intersection of 35<sup>th</sup> St., Blake St. and 36<sup>th</sup> 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 by the City and County of Denver for Public Right-of-Way, as part of the development project, '3500 Blake St.'

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 # (2019-DEDICATION-0000057-001) HERE.**

A map of the area to be dedicated is attached.

MB/JS/RL

cc: Dept. of Real Estate, Katherine Rinehart  
City Councilperson, Candi CdeBaca District # 9  
Councilperson Aide, Lisa Calderon  
Councilperson Aide, Liz Stalnaker  
City Council Staff, Zach Rothmier  
Environmental Services, David Erickson  
DOTI, Manager's Office, Alba Castro  
DOTI, Manager's Office, Jason Gallardo  
DOTI, Director, Right-of-Way 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  
DOTI Survey, Jon Spirk  
DOTI Survey, Paul Rogalla  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2019-DEDICATION-0000057

City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services  
201 W. Colfax Ave. | Denver, CO 80215  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
Phone: 720-913-1311

## ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo  
at [Jason.Gallardo@DenverGov.org](mailto: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 1<sup>st</sup>, 2020

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 parcel of land as Public Right-of-Way as Public Alley, located at the intersection of 35th St., Blake St. and 36th St.

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

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

- **Name:** Rebecca Long
- **Phone:** 720-913-4518
- **Email:** Rebecca.Long@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:** 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 by the City and County of Denver for Public Right-of-Way, as part of the development project, '3500 Blake St.'

**\*\*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:** Bounded by 35<sup>th</sup> St., Blake St., and 36<sup>th</sup> St.
- d. **Affected Council District:** Candi CdeBaca, District # 9
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):**

**7. Is there any controversy surrounding this resolution? (Groups or individuals who may have concerns about it?) Please explain.**

None.

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*To be completed by Mayor's Legislative Team:*

SIRE Tracking Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

## EXECUTIVE SUMMARY

**Project Title:** 2019-DEDICATION-0000057

**Description of Proposed Project:** Dedication of 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 be dedicated as Public Alley.

**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 to dedicate it as Public Alley, as part of a development project called, '3500 Blake St.'





## Legend

- Streams
- Irrigation Ditches Reconstruct (Gardeners)
- Irrigation Ditches
- Streets
- Alleys
- Railroads
  - + Main
  - + Yard
  - + Spur
  - + Siding
  - + Interchange track
  - + Other
- Bridges
- Lakes
- County Boundary
- Parcels
- Lots/Blocks
- Parks
  - All Other Parks; Linear
  - Mountain Parks

200 0 100 200 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City and County of Denver

1:1,560

Map Generated 4/29/2020

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.

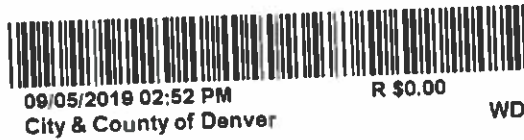
A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF SEPTEMBER 2019, AT RECEPTION NO. 2019119622 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE SOUTHEASTERLY 2.00 FEET OF LOTS 1 THROUGH 16, INCLUSIVE, BLOCK 14, H. WITTER'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 800 SQUARE FEET OR 0.0184 ACRES MORE OR LESS.

BASIS OF BEARINGS: AN ASSUMED BEARING OF N44°33'39"E BEING A 20 FOOT RANGE LINE IN BLAKE STREET BETWEEN TWO FOUND MONUMENTS 478.22 FEET APART. ONE MONUMENT BEING A 3.25" DIAMETER ALLOY CAP STAMPED "JACOBS" IN CONCRETE AT THE INTERSECTION OF 35TH STREET AND BLAKE STREET AND THE OTHER BEING A 3.25" DIAMETER ALLOY CAP STAMPED PLS 36053 IN RANGE BOX AT THE INTERSECTION OF 36TH STREET AND BLAKE STREET.





2019119622  
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

*Asset Mgmt. # 19-125*  
**THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this 5<sup>TH</sup> day of SEPTEMBER, 2019, by **3500 Blake Street Owner LLC**, a Foreign Limited Liability Company, whose address is 2800 Post Oak Blvd. Suite 220, Houston, TX 77056, 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.

*Project Description: 2019-Dedication-0000057*

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

ATTEST:

**3500 Blake Street Owner LLC**, a Foreign Limited Liability Company

By: Jay W. Despard

Name: Jay W. Despard

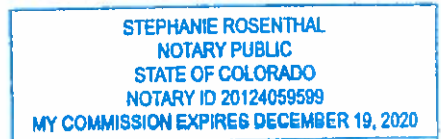
Its: SMD

STATE OF Colorado )  
 ) ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of September, 2019  
by Jay Despard, as SMD of **3500 Blake Street Owner LLC**, a  
Foreign Limited Liability Company.

Witness my hand and official seal.

My commission expires: 9/5/19



Stephanie Rosenthal  
Notary Public

# EXHIBIT A

SHEET 1 OF 2

## LAND DESCRIPTION:

THE SOUTHEASTERLY 2.00 FEET OF LOTS 1 THROUGH 16, INCLUSIVE, BLOCK 14, H. WITTER'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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DAMIEN CAIN PLS 38284  
FOR AND ON BEHALF OF  
39 NORTH ENGINEERING AND SURVEYING LLC  
4495 HALE PARKWAY  
SUITE 305  
DENVER, CO 80220

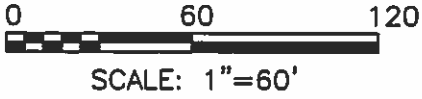
PREPARED BY:  
39 NORTH ENGINEERING AND SURVEYING LLC  
4495 HALE PARKWAY  
SUITE 305  
DENVER, CO 80220  
PH: 303-325-5071  
EMAIL: damien.cain@39north.net



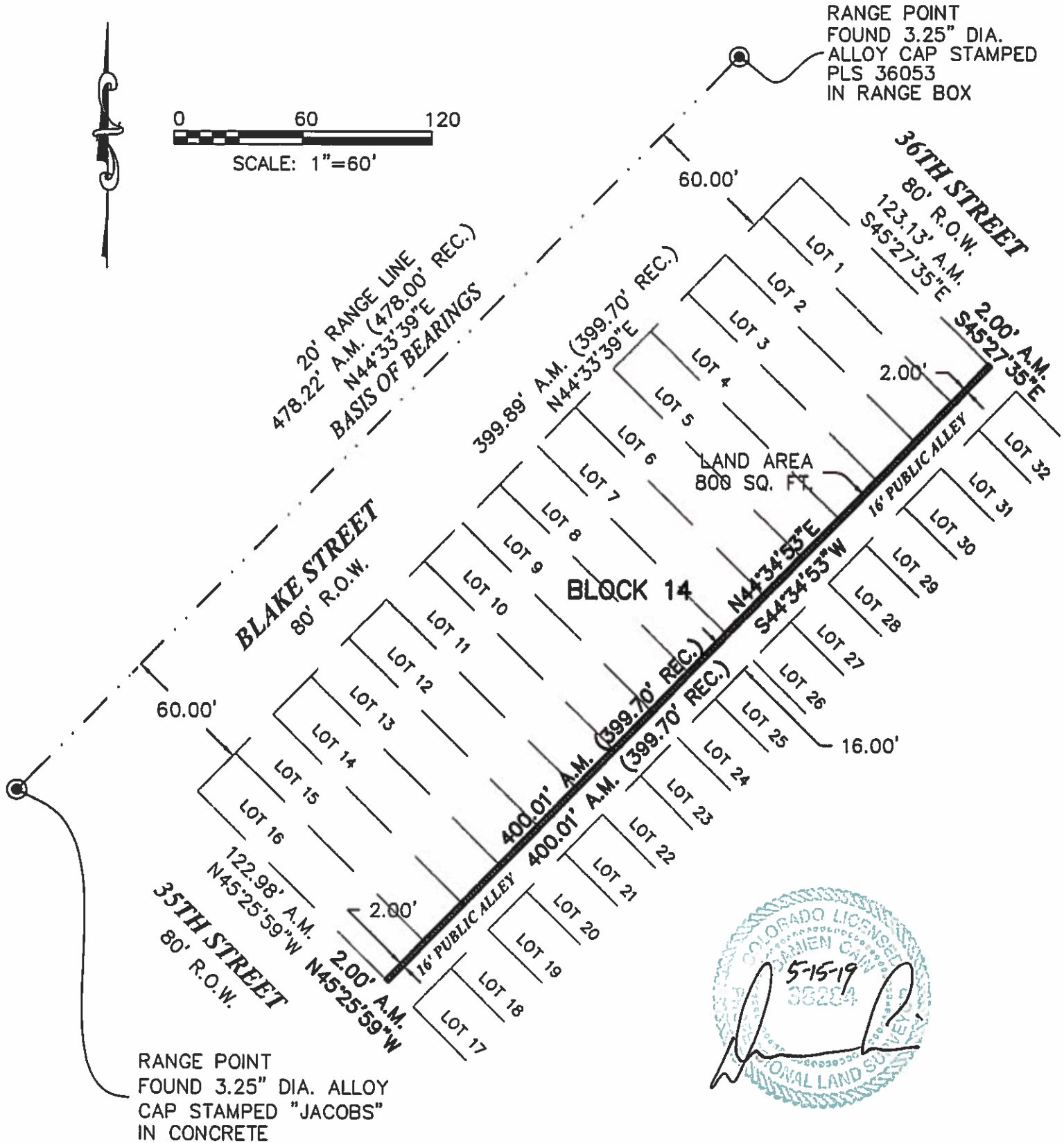


# EXHIBIT A

SHEET 2 OF 2



RANGE POINT  
FOUND 3.25" DIA.  
ALLOY CAP STAMPED  
PLS 36053  
IN RANGE BOX



RANGE POINT  
FOUND 3.25" DIA. ALLOY  
CAP STAMPED "JACOBS"  
IN CONCRETE

