

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 1st, 2020

ROW #: 2019-DEDICATION-0000108 **SCHEDULE #:** 0227119035000

TITLE: This request is to dedicate a parcel of land as Public Right-of-Way as Public Alley, located at the intersection of Blake St. and 34th 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, '3406 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-0000108-001) 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-0000108

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

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 1st, 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 Blake St. and 34th 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, '3406 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 34th St, Blake St, 35th St. and Walnut 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.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Project Title: 2019-DEDICATION-0000108

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, '3406 Blake St.'



Legend

- Streams
- Irrigation Ditches Reconstructe
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

145 0 72.5 145 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:1,128

Map Generated 4/30/2020

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 Warranty Deed to the City and County of Denver, recorded on the 11th day of February 2020, at Reception Number 2020018039 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, therein as:

A portion of H. Witter's Addition to Denver Colorado as platted in the records of the City and County of Denver, Colorado, being located in the NW ¼, Section 26, Township 3 South, Range 68 West of the Sixth Principal Meridian, being more particularly described as follows:

The southeast 2 feet of Lots 13 and 14, Block 9, H. Witter's Addition to Denver Colorado.

Said parcel, as described, contains 100 square feet or O. 002 acres, more or less.

BASIS OF BEARINGS

GPS derived bearings based on a bearing of N44°34'41 "E along the 20' range line of Blake Street, between a found 2" rock cap, stamped "Denver Range Point, 1911, Jacobs 2011, PLS 24942" at the intersection of Blake Street and 34th Street and a found 2" rock cap, stamped "Denver Range Point, 1910, Jacobs 2011, PLS 24942" at the intersection of Blake Street and 35th Street. Colorado State Plane Coordinate System, Central Zone, North American Datum 1983 (NAD83). All bearings shown hereon are relative thereto.



2020018039

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
Project Description: 2019-Dedication-0000108
Asset Mgmt No.: 20- 025

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 11 day of February, 2020, by **HEFLEN PROPERTIES, LLC**, a Colorado limited liability company, whose address is 3406 Blake St., Denver, CO 80205, 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.

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

ATTEST:

HEFLEN PROPERTIES, LLC, a Colorado Limited Liability Company

By: [Signature]

Name: Scott A Heflen

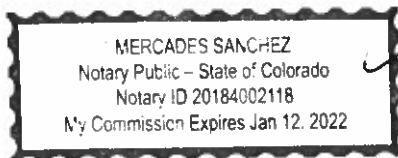
Its: Property Manager

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 11th day of February, 2020
by Scott Heflen, as property manager of **HEFLEN PROPERTIES, LLC**, a
Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: Jan 12, 2022



[Signature: Mercades Sanchez]
Notary Public

EXHIBIT A

LAND DESCRIPTION

A portion of H. Witter's Addition to Denver Colorado as platted in the records of the City and County of Denver, Colorado, being located in the NW ¼, Section 26, Township 3 South, Range 68 West of the Sixth Principal Meridian, being more particularly described as follows:

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CERTIFICATION



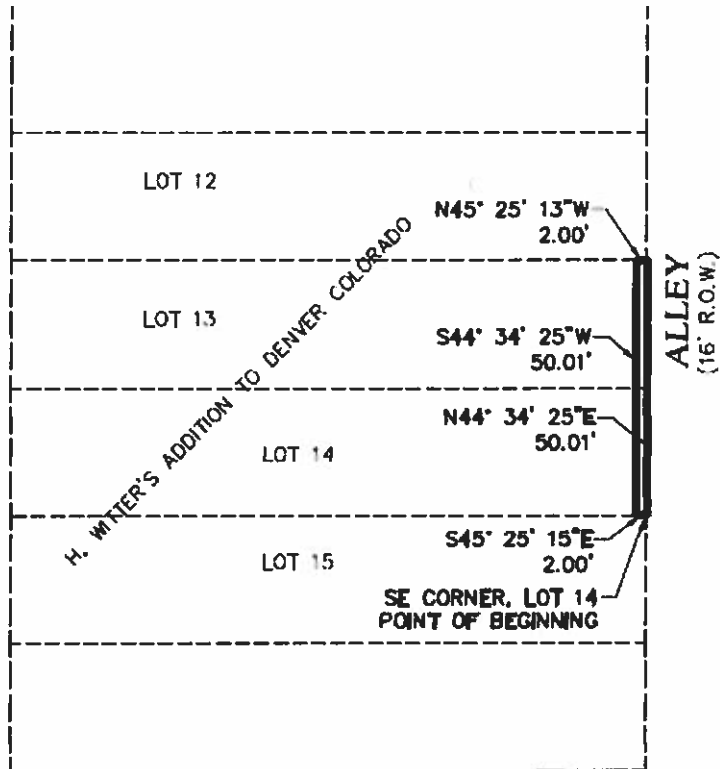

Brian Krombein, PE, PLS
For and on behalf of
Vermilion Peak Engineering LLC
1745 Shea Center Drive, 4th Floor
Highlands Ranch, CO 80129

9/5/19

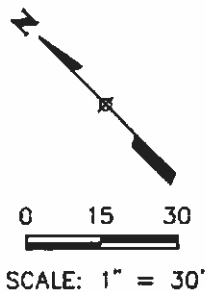
Date

EXHIBIT A

BLAKE STREET
(80' R.O.W.)



34TH STREET
(80' R.O.W.)



R.O.W. DEDICATION
3406 BLAKE STREET
JOB NO. 19024
DATE: JULY 11, 2019
SHEET 2 OF 2

