


**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:** December 7<sup>th</sup>, 2020

**ROW #:** 2020-DEDICATION-0000119 **SCHEDULE #:** Adjacent to 0520112013000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as S. Federal Blvd., located at the intersection of S. Federal Blvd. and W. Arkansas 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. Federal Blvd. 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, "Office Building - 1430 S Federal Blvd."

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 Right-of-Way. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2020-DEDICATION-0000119-001) HERE.**

A map of the area to be dedicated is attached.

MB/RE (TB) /RL

cc: Dept. of Real Estate, Katherine Rinehart  
City Councilperson, Jolon Clark District # 7  
Councilperson Aide, Tate Carpenter  
Councilperson Aide, Maggie Thompson  
Councilperson Aide, Anita Banuelos  
City Council Staff, Zach Rothmier  
Environmental Services, Andrew Ross  
DOTI, Manager's Office, Alba Castro  
DOTI, Manager's Office, Jason Gallardo  
DOTI, Director, 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, Rachonda Dixon  
DOTI Survey, Ron Ellis (Tom Breitnauer)  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2020-DEDICATION-0000119

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:** December 7<sup>th</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 City-owned parcel of land as Public Right-of-Way as S. Federal Blvd., located at the intersection of S. Federal Blvd. and W. Arkansas Ave.

**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:** 720-547-5344
- **Email:** [Rebecca.Long@denvergov.org](mailto: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](mailto: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 S. Federal Blvd. 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, "Office Building - 1430 S Federal Blvd."

**\*\*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:** Located at the intersection of S. Federal Blvd. and W. Arkansas Ave.
- d. **Affected Council District:** Jolon Clark District # 7
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):** N/A

**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:** 2020-DEDICATION-0000119

**Description of Proposed Project:** Dedication of a parcel of land as Public Right-of-Way as S. Federal Blvd.

**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 Right-of-Way.

**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 for the purpose of dedicating it as Public Right-of-Way, as part of a development project called, "Office Building - 1430 S Federal Blvd."





## Legend

- ▲ Well Restrictions
- Barrier Restrictions
- Area Restrictions
  - Liner
  - Sheet Pile Wall Area
- Streams
- Irrigation Ditches Reconstruct (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
- 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 12/7/2020

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THIS IS NOT A LEGAL DOCUMENT.

**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000119-001:**

**LAND DESCRIPTION – STREET PARCEL**

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF OCTOBER 2020, AT RECEPTION NUMBER 2020181015 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF THE NE 1/4 OF SECTION 20, T. 4 S., R. 68 W., 6TH P.M. CARLSON-MCCLELLAND-FREDERICS GREEN ACRES FILING NO. 1 BLOCK 9, LOT 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY AND COUNTY OF DENVER SET RANGE POINT EAST OF FEDERAL BLVD AT FLORIDA AVE AND SOUTH ELIOT ST., BEING AN AXLE IN A RANGE BOX;

THENCE N49°38'33"W, A DISTANCE OF 420.65 FEET TO A 1.25" ORANGE PLASTIC CAP STAMPED "CMS PLS 22094" NAILED INTO A POWER POLE, SAID BEARING AND DISTANCE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE DEFLECTING LEFT 40°24'29", A DISTANCE OF 145.90 FEET ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED AT RECEPTION NUMBER 2019038274 TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE 2.00 FEET TO THE FEDERAL BLVD EAST RIGHT OF WAY LINE;

THENCE DEPARTING SAID SOUTH LINE DEFLECTING RIGHT 90°08'20", A DISTANCE OF 57.50 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED BY SPECIAL WARRANTY DEED AT RECEPTION NUMBER 2019038274;

THENCE DEPARTING SAID EAST RIGHT OF WAY LINE DEFLECTING RIGHT 89°49'05", A DISTANCE OF 2.00 FEET ALONG SAID NORTH LINE;

THENCE DEPARTING SAID NORTH LINE DEFLECTING RIGHT 90°10'55", A DISTANCE OF 57.50 FEET PARALLEL WITH SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 115 SQ FT MORE OR LESS.



10/30/2020 04:02 PM  
City & County of Denver

R \$0.00

WD

2020181015

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: 2020-Dedication-0000119**  
**Asset Mgmt No.: 20-151**

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this 28<sup>th</sup> day of October, 2020, by **NEW WESTERN MORTGAGE LLC**, a Colorado limited liability company, whose address is 4572 W 105<sup>th</sup> Way, Westminster, CO 80031, 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:

NEW WESTERN MORTGAGE LLC, a Colorado Limited Liability Company

By: [Signature]

Name: Catherine Dam

Its: Owner

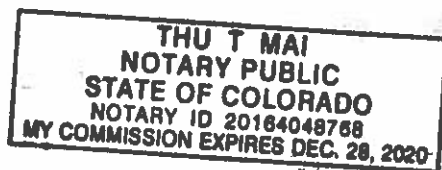
STATE OF Colorado )  
 ) ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of Oct, 2020  
by Catherine Dam as Owner of NEW WESTERN MORTGAGE  
LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: 12/28/2020

[Signature]  
Notary Public





LAND DESCRIPTION

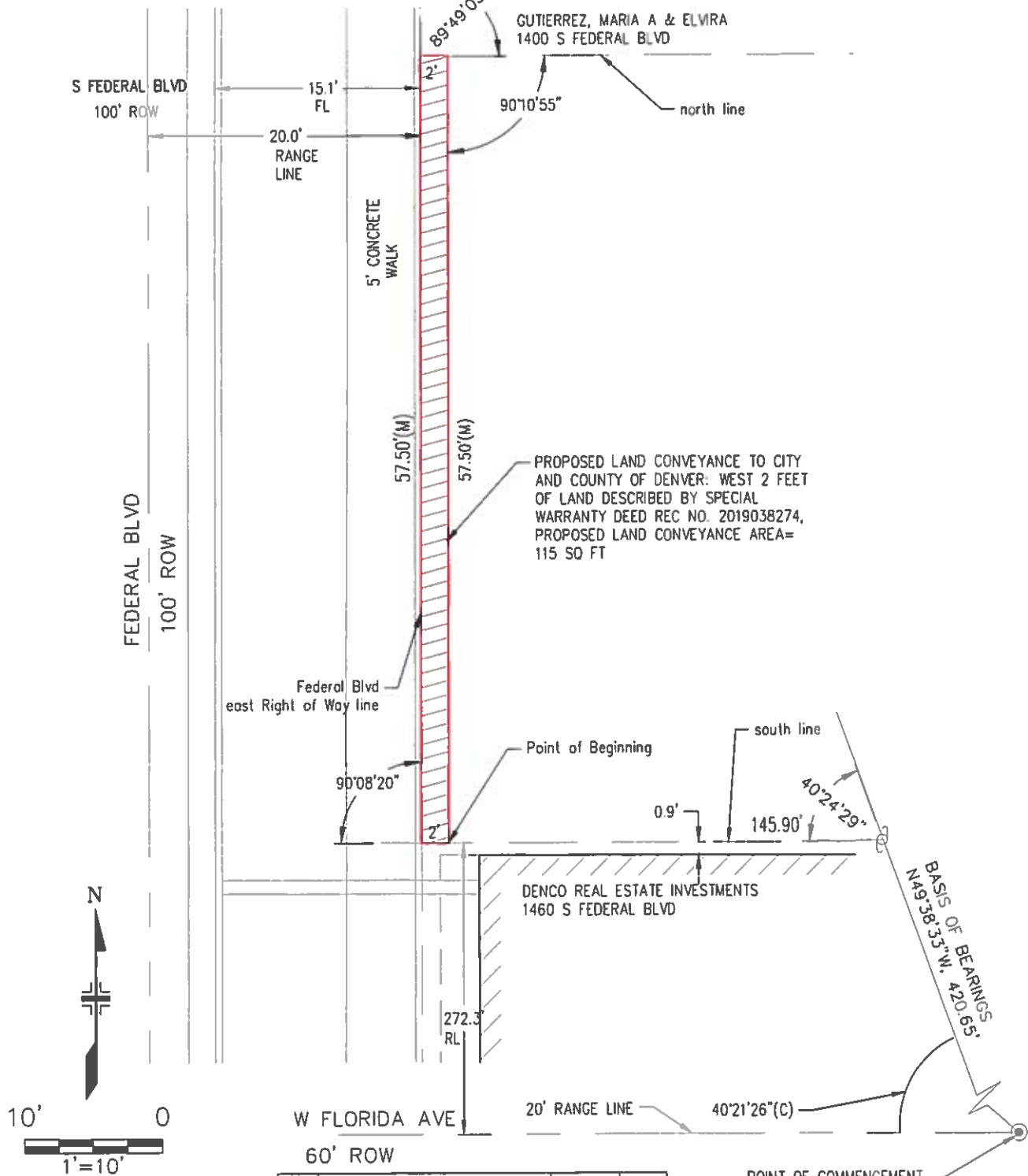
A PORTION OF THE NE 1/4 OF SECTION 20, T. 4 S., R. 68 W., 6TH P.M.  
CARLSON-MCCLELLAND-FREDERICS GREEN ACRES FILING NO. 1 BLOCK 9, LOT 1  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

Commencing at a City and County of Denver set Range Point east of Federal Blvd at Florida Ave and South Eliot St being an axle in a Range Box;  
Thence N49°38'33"W, a distance of 420.65 feet to a 1.25" orange plastic cap stamped "CMS PLS 22094" nailed into a power pole, said bearing and distance forming the Basis of Bearing for this description;  
Thence deflecting left 40°24'29", a distance of 145.90 feet along the south line of a tract of land described by Special Warranty Deed Reception Number 2019038274 to the Point of Beginning;  
Thence continuing along said south line 2.00 feet to the Federal Blvd east Right of Way line;  
Thence departing said south line deflecting right 90°08'20", a distance of 57.50 feet along said east Right of Way line to the north line of said tract of land described by Special Warranty Deed Reception Number 2019038274;  
Thence departing said east Right of Way line deflecting right 89°49'05", a distance of 2.00 feet along said north line;  
Thence departing said north line deflecting right 90°10'55", a distance of 57.50 feet parallel with said east Right of Way line, to the Point of Beginning, containing 115 sq ft more or less.

Lawrence J Bucar  
PLS 35595



**LAND DESCRIPTION**  
**A PORTION OF THE NE 1/4 OF SECTION 20, T. 4 S., R. 68 W., 6TH P.M.**  
**CARLSON-MCCLELLAND-FREDERICS GREEN ACRES FILING NO. 1 BLOCK 9, LOT 1**  
**CITY AND COUNTY OF DENVER, STATE OF COLORADO**



<b>Geodesk LLC</b> <small>Geodesk LLC is a Colorado Professional Land Surveyor and the world's largest land surveying firm.</small> <small>geodesk@earthlink.net 1286 Madison St, Denver, CO 80206 (720) 427-9448</small>		2	Address C+C Denver comm Tue Sept 01 11 AM enall	09-Sept 2020	LJB
No.	Revision	Date	By	POINT OF COMMENCEMENT axle in a Range Box	
JOB NO. 20-5-001 1430 S Federal Blvd_r4.dwg		DATE: AUGUST 8, 2020		SITE ADDRESS: 1430 S Federal Blvd, Denver, CO 80219	