


**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:** August 24<sup>th</sup>, 2021

**ROW #:** 2021-DEDICATION-0000006 **SCHEDULE #:** Adjacent to 0520103001000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by W. Louisiana Ave., S. Federal Blvd., W. Mississippi Ave., and S. Dale Ct.

**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, "South Federal Center."

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 # ( 2021-DEDICATION-0000006-001 ) HERE.**

A map of the area to be dedicated is attached.

MB/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, Tom Breitnauer  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2021-DEDICATION-0000006

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: August 24<sup>th</sup>, 2021

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 Public Alley, bounded by W. Louisiana Ave., S. Federal Blvd., W. Mississippi Ave., and S. Dale Ct.

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 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, "South Federal Center."

***\*\*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 W. Louisiana Ave., S. Federal Blvd., W. Mississippi Ave., and S. Dale Ct.
- 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.

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

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

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

## EXECUTIVE SUMMARY

**Project Title:** 2021-DEDICATION-0000006

**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 for the purpose of dedicating it as Public Alley, as part of a development project called, "South Federal Center."



Alley parcel to be dedicated

## 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
- Parks
  - All Other Parks; Linear
  - Mountain Parks

600 0 300 600 Feet

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

1:4,680

Map Generated 8/3/2021

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.

**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000006-001:**

LAND DESCRIPTION – ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 22ND DAY OF FEBRUARY, 2021, AT RECEPTION NUMBER 2021031771 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 5-11, BLOCK 1, MCCLINTOK SUBDIVISION AS PLATTED IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, BEING LOCATED IN THE NE ¼, SECTION 20, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID LOT 5;  
THENCE S0°06'27"E ALONG THE EAST LINE OF SAID LOTS 5-11, A DISTANCE OF 174.92 FEET TO THE SE CORNER OF SAID LOT 11;  
THENCE S89°43'07"W ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 2.00 FEET;  
THENCE N0°06'27"W, 174.92 FEET TO THE NORTH LINE OF SAID LOT 5;  
THENCE N89°43'07"E ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, AS DESCRIBED, CONTAINS 350 SQUARE FEET OR 0.008 ACRES, MORE OR LESS.

**BASIS OF BEARINGS**

THE EAST LINE, NE ¼, SECTION 20 BEARS N0°32'13"E PER THE NAD STATE PLANE COORDINATE SYSTEM. IT IS MONUMENTED AT THE NE CORNER BY A 3-1/4" ALLOY CAP, PLS 14592 IN RANGE BOX AND AT THE EAST ¼ CORNER BY AN AXLE IN RANGE BOX.

After recording, return to:  
Division of Real Estate  
City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Denver, Colorado 80202  
Project Description: 2021-Dedication-0000006  
Asset Mgmt No.: 21-032



2021031771  
Page: 1 of 4  
D \$0.00

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 20<sup>th</sup> day of February, 20(21) by T & T INVESTMENT LLC a Colorado limited liability company, whose address is 10110 W. Montgomery Ave, Littleton, CO 80127, 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:

T & T INVESTMENT, LLC

By: *W Luong*

Name: Lisa Trang Luong

Its: \_\_\_\_\_

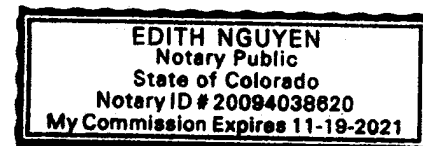
STATE OF Colorado )  
COUNTY OF Denver ) ss.

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of February, 2021  
by Lisa Trang Luong, as Managing Member of T & T Investment LLC,  
a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 11-19-2021

*Edith Nguyen*  
Notary Public



2019-PROJMSTR-0000116-ROW

## EXHIBIT A

### LAND DESCRIPTION

A portion of Lots 5-11, Block 1, McClintok Subdivision as platted in the records of the City and County of Denver Clerk and Recorder, being located in the NE ¼, Section 20, Township 4 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, located in the City and County of Denver, State of Colorado, being more particularly described as follows:


Beginning at the NE corner of said Lot 5;  
Thence S0°06'27"E along the east line of said Lots 5-11, a distance of 174.92 feet to the SE corner of said Lot 11;  
Thence S89°43'07"W along the south line of said Lot 11, a distance of 2.00 feet;  
Thence N0°06'27"W, 174.92 feet to the north line of said Lot 5;  
Thence N89°43'07"E along the north line of said Lot 5, a distance of 2.00 feet to the Point of Beginning.

Said parcel, as described, contains 350 square feet or 0.008 acres, more or less.

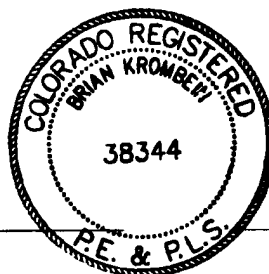
### BASIS OF BEARINGS

The east line, NE ¼, Section 20 bears N0°32'13"E per the NAD State Plane Coordinate System. It is monumented at the NE Corner by a 3-1/4" alloy cap, PLS 14592 in range box and at the East ¼ Corner by an axle in range box.

### CERTIFICATION

  
Brian Krombein, PE, PLS

For and on behalf of  
Vermilion Peak Engineering LLC  
1745 Shea Center Drive, 4<sup>th</sup> Floor  
Highlands Ranch, CO 80129

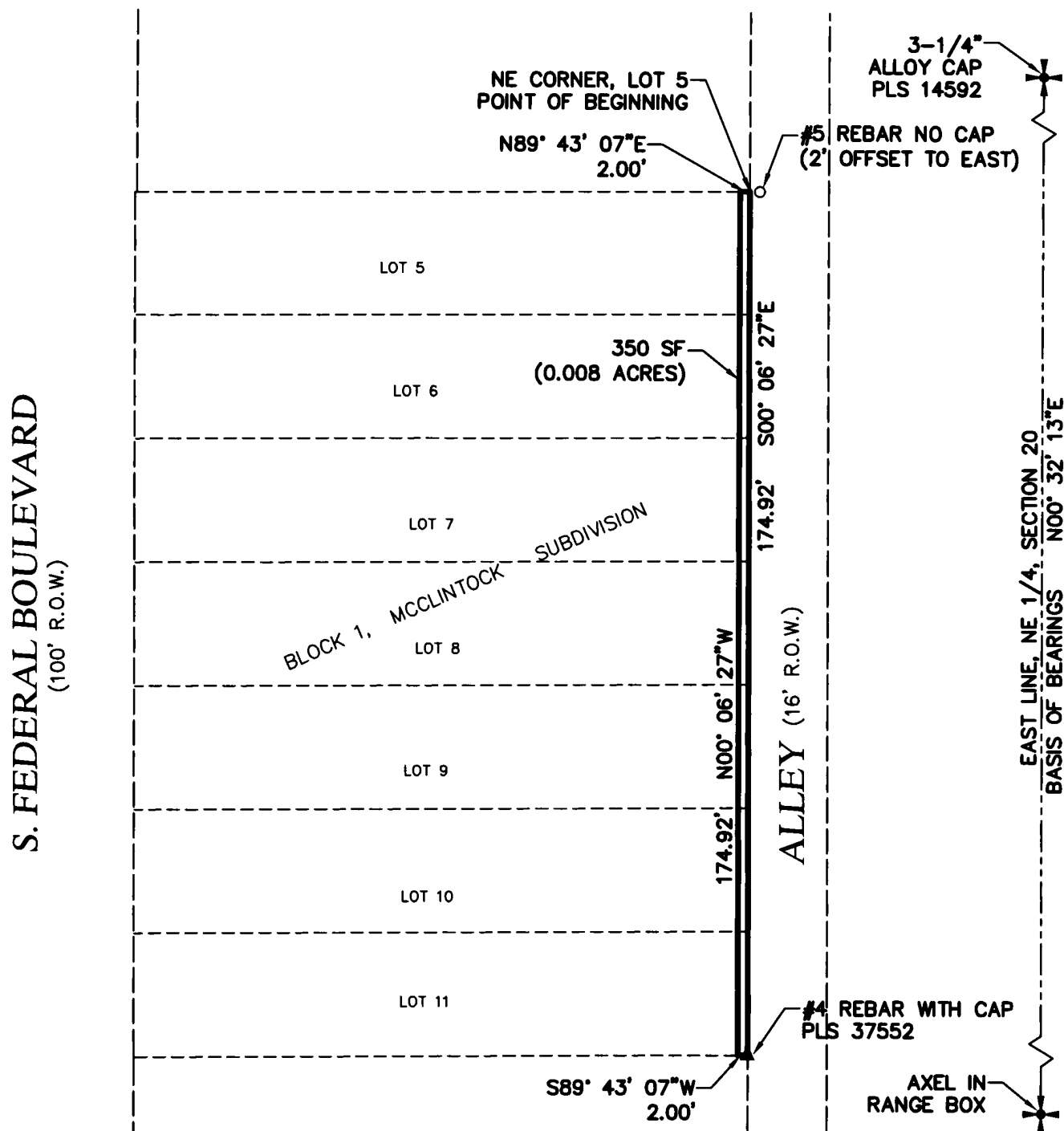


2/11/21

Date

2019-PROJMSTR-0000116-ROW

## EXHIBIT A



N

0 15 30

SCALE: 1" = 30'

1120 S. FEDERAL BLVD.  
JOB NO. 20002  
DATE: FEBRUARY 1, 2021  
SHEET 2 OF 2

Vermilion Peak  
Engineering  
Civil Engineering & Land Surveying  
1745 Shea Center Drive, 4th Floor  
Highlands Ranch, CO 80129  
720-402-6070 / www.vermilionpeak.com