



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: March 26th, 2021

ROW #: 2020-DEDICATION-0000159 **SCHEDULE #:** Adjacent to 0231320016000 & 0231320014000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by W. Colfax Ave., N. Sheridan Blvd., W. 16th Ave. and N. Zenobia 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, "1597 & 1585 N Zenobia St (SLA 3)."

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 # (2020-DEDICATION-0000159-001) HERE.

A map of the area to be dedicated is attached.

MB/JS/RL

cc: Dept. of Real Estate, Katherine Rinehart
City Councilperson, Amanda Sandoval, District # 1
Councilperson Aide, Gina Volpe
Councilperson Aide, Naomi Grunditz
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, Jon Spirk
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2020-DEDICATION-0000159

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: March 26th, 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. Colfax Ave., N. Sheridan Blvd., W. 16th Ave. and N. Zenobia 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:** 720-547-5344
 - **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, "1597 & 1585 N Zenobia St (SLA 3)."

*****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. Colfax Ave., N. Sheridan Blvd., W. 16th Ave. and N. Zenobia St.
- d. **Affected Council District:** Amanda Sandoval, District #1
- 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: 2020-DEDICATION-0000159

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, "1597 & 1585 N Zenobia St (SLA 3)."



Alley parcel to be dedicated



Legend

	Well Restrictions		Barrier Restrictions		Liner		Sheet Pile Wall Area		Streams		Irrigation Ditches Reconstruct Gardeners)		Irrigation Ditches		Streets		Alleys		Railroads		Main		Yard		Spur		Siding		Interchange track		Other		Bridges		Existing		Planned		Park-N-Ride Locations		Lakes		County Boundary		Parcels		Lots/Blocks		Parks		All Other Parks; Linear		Mountain Parks
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PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000159-001:

LAND DESCRIPTION - ALLEY PARCEL

PARCELS OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 19TH DAY OF FEBRUARY 2021, AT RECEPTION NUMBER 2021031424 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF BLOCK 1, BRINKHAUS SLOAN LAKE ADDITION, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE WESTERLY 2.00 FEET OF LOTS 35 THROUGH 40, INCLUSIVE, BLOCK 1, BRINKHAUS SLOAN LAKE ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



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-0000159
Asset Mgmt No.: 21-024

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 11th day of February, 2021, by Sloans Lake View Haus LLC, a Colorado limited liability company, whose address is 2321 S. Garfield St., Denver, CO 80210, 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.

EXHIBIT A
SHEET 1 OF 2

2019-PROJMSTR-0000259

LAND DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF BLOCK 1, BRINKHAUS SLOAN LAKE ADDITION, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE WESTERLY 2.00 FEET OF LOTS 35 THROUGH 40, INCLUSIVE, BLOCK 1, BRINKHAUS SLOAN LAKE ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



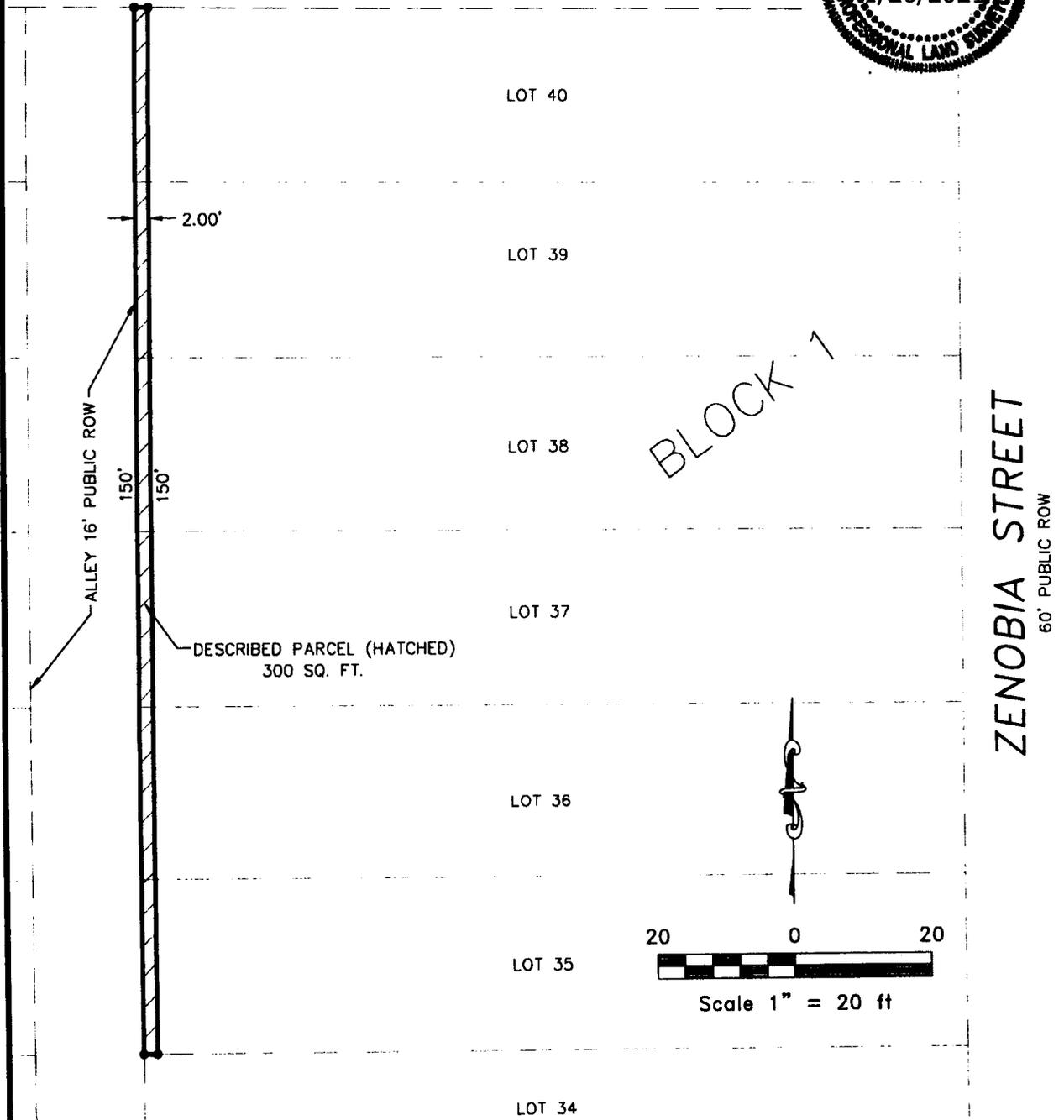
prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, CO 80301
(303)464-9515 FAX (303)464-7792
E-MAIL: rubinosurveying@aol.com

LOT 3 ALLEY

DRAWN BY: BR	APPROVED BY: RJR	DATE: JANUARY 26, 2021	JOB NO. 20113
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EXHIBIT A 2019-PROJMSTR-000259
SHEET 2 OF 2

WEST 16TH AVENUE
50' PUBLIC ROW



RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, CO 80301
(303)464-9515 FAX (303)464-7792
E-MAIL: rubinosurveying@aol.com

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

LOT 3 ALLEY

DRAWN BY: BR	APPROVED BY: RJR	DATE: JANUARY 26, 2021	JOB NO. 20113
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