



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Ivone Avila-Ponce, City Attorney’s Office

FROM: Glen D. Blackburn, P.E., Director, Right-of-Way Services 

DATE: February 7, 2024

ROW #: 2023-DEDICATION-0000128 **SCHEDULE #:** Adjacent to 1) 0232326057000, and 2) 0232326057000 and 0232326056000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by North Hooker Street, West 16th Avenue, North Grove Street, and West Conejos Place, and 2) Public Alley, bounded by North Hooker Street, West 16th Avenue, North Grove Street, and West Conejos Place.

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 1) Public Alley, and 2) 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, “The Hoyt.”

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 two parcels of land for Public Right-of-Way purposes as 1) Public Alley, and 2) Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000128-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/TS/BVS

- cc: Dept. of Real Estate, RealEstate@denvergov.org
- City Councilperson, Jamie Torres District # 3
- Councilperson Aide, Daisy Rocha Vasquez
- Councilperson Aide, Angelina Gurule
- Councilperson Aide, Ayn Tougaard Slavis
- City Council Staff, Luke Palmisano
- Environmental Services, Andrew Ross
- DOTI, Manager’s Office, Alba Castro
- DOTI, Manager’s Office, Nicholas Williams
- DOTI, Director, Right-of-Way Services, Glen Blackburn
- Department of Law, Johna Varty
- Department of Law, Martin Plate
- Department of Law, Deanne Durfee
- Department of Law, Ivone Avila-Ponce
- Department of Law, Janet Valdez
- DOTI Survey, Thomas Savich
- DOTI Ordinance
- Owner: City and County of Denver
- Project file folder 2023-DEDICATION-0000128

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team
at MileHighOrdinance@DenverGov.org by 9 **a.m. Friday**. Contact the Mayor's Legislative team with questions

Date of Request: January 7, 2024

Please mark one: Bill Request or Resolution Request

1. Type of Request:

- Contract/Grant Agreement Intergovernmental Agreement (IGA) Rezoning/Text Amendment
 Dedication/Vacation Appropriation/Supplemental DRMC Change
 Other:

2. **Title:** Dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by North Hooker Street, West 16th Avenue, North Grove Street, and West Conejos Place.

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

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Beverly J. Van Slyke	Name: Nicholas Williams
Email: Beverly.VanSlyke@Denvergov.org	Email: Nicholas.Williams@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

Demolish existing structure and propose to build a new apartment building. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) Public Alley.

6. City Attorney assigned to this request (if applicable):

7. **City Council District:** Jamie Torres, District #3

8. ****For all contracts, fill out and submit accompanying Key Contract Terms worksheet****

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name (including any dba's):

Contract control number (legacy and new):

Location:

Is this a new contract? Yes No Is this an Amendment? Yes No If yes, how many? _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

Scope of work:

Was this contractor selected by competitive process? If not, why not?

Has this contractor provided these services to the City before? Yes No

Source of funds:

Is this contract subject to: W/MBE DBE SBE XO101 ACDBE N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Project Title: 2023-DEDICATION-0000128

Description of Proposed Project: Demolish existing structure and propose to build a new apartment building. The developer has been asked to dedicate two parcels of land as 1) Public Alley, and 2) 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 1) Public Alley, and 2) Public Alley.

Has a Temp MEP been issued, and if so, what work is underway: N/A

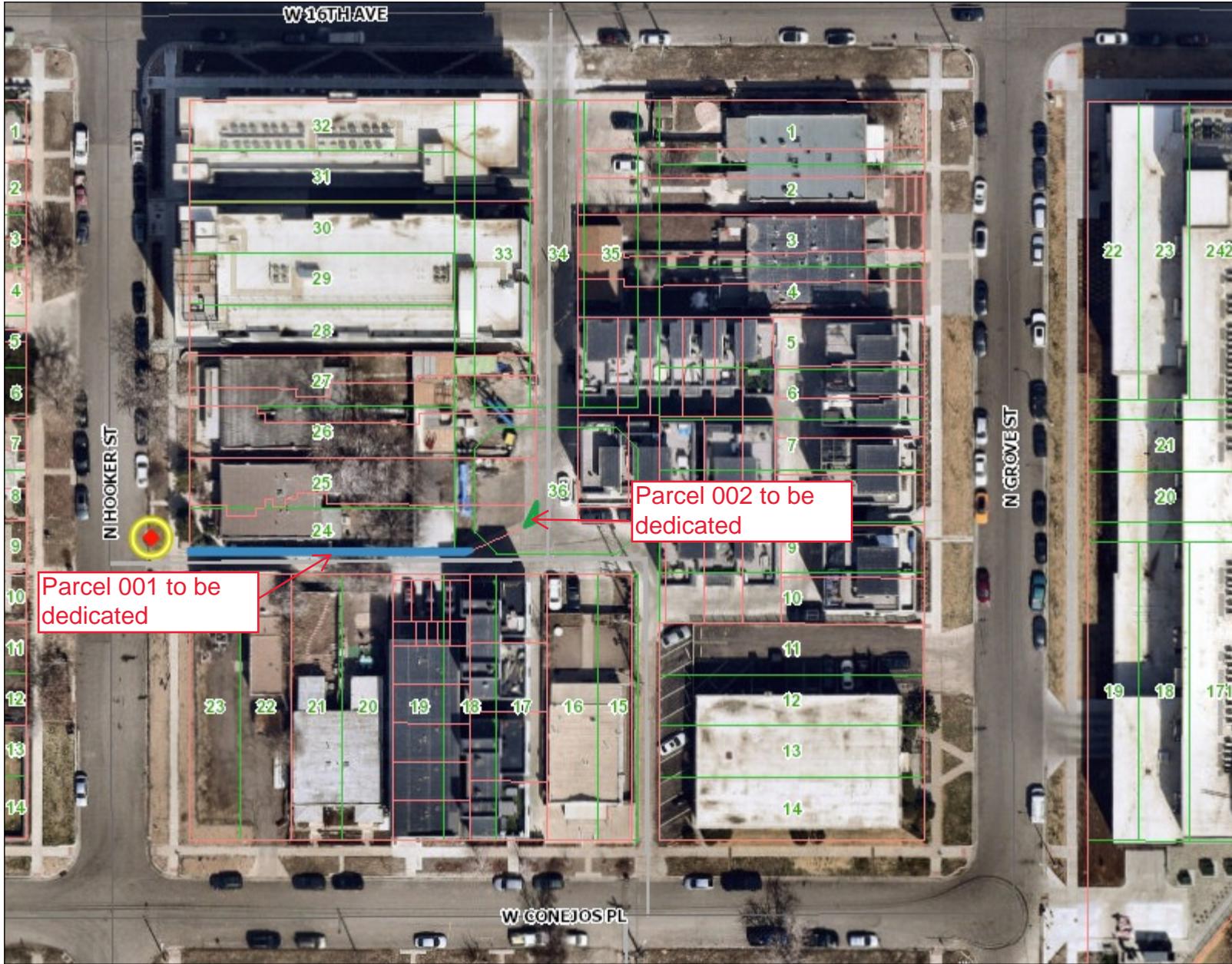
What is the known duration of a MEP: N/A

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

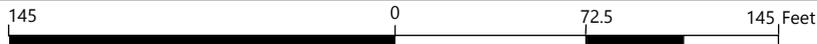
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) Public Alley, and 2) Public Alley, as part of the development project called, "The Hoyt."



Legend

- Streets
- Alleys
- ▭ County Boundary
- ▭ Parcels
- ▭ Lots/Blocks



PARCEL I AND PARCEL II OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 29TH DAY OF JANUARY, 2024, AT RECEPTION NUMBER 2024005917 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 24, 25, & 36, AND A PORTION OF VACATED ALLEY (ORD. NO. 477, SERIES 1963), BLOCK 26 OF CHELTENHAM HEIGHTS, AS RESUBDIVIDED BY F.E. BUSBY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000128-001:

LEGAL DESCRIPTION - ALLEY PARCEL #1:

PARCEL I:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 24, ALSO BEING THE SOUTHWEST CORNER OF LAND DESCRIBED AT REC. NO. 2020144725, SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT- OF-WAY OF HOOKER STREET;
THENCE NORTH 00°17'03" WEST ALONG THE WEST LINE OF SAID LOT AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 FEET;
THENCE DEPARTING SAID WEST LINE OF LOT AND SAID RIGHT-OF-WAY LINE, NORTH 89°50'49" EAST, A DISTANCE OF 145.98 FEET TO **POINT A**;
THENCE ALONG THE SOUTHEAST LINE OF SAID LAND DESCRIBED AT REC. NO. 2020144725, SOUTH 65°08'59" WEST, A DISTANCE OF 11.97 FEET TO A POINT ON THE SOUTH LINE OF SAID LAND;
THENCE ALONG SAID SOUTH LINE SOUTH 89°50'49" WEST, A DISTANCE OF 135.09 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 703 SQUARE FEET OR 0.016 ACRE OF LAND.

TOGETHER WITH:

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000128-002:

LEGAL DESCRIPTION - ALLEY PARCEL #2:

PARCEL II:

COMMENCING AT AFOREMENTIONED **POINT A**;
THENCE ALONG THE SOUTHEAST LINE OF LAND DESCRIBED AT REC. NO. 2020144725, NORTH 65°08'59" EAST, A DISTANCE OF 13.70 FEET TO THE **POINT OF BEGINNING**;
THENCE NORTH 36°29'31" EAST, A DISTANCE OF 19.57 FEET TO A POINT ON THE EAST LINE OF LAND DESCRIBED AT REC. NO. 2020156181;
THENCE ALONG SAID EAST LINE, SOUTH 00°17'23" EAST, A DISTANCE OF 10.32 FEET TO THE SOUTHEAST CORNER OF AFOREMENTIONED LAND DESCRIBED AT REC. NO. 2020144725;
THENCE ALONG AFOREMENTIONED SOUTHEAST LINE, SOUTH 65°08'59" WEST, A DISTANCE OF 12.88 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 60 SQUARE FEET OR 0.001 ACRE OF LAND.

BEARINGS ARE BASED ON THE 19.0' RANGE LINE IN HOOKER STREET, BETWEEN W. CONEJOS PLACE AND W. 16TH AVENUE. SAID LINE IS ASSUMED TO BEAR NORTH 00°17'03" WEST, AND IS MONUMENTED AT THE SOUTH END BY A STONE IN RANGE BOX, AND AT THE NORTH END BY A 5/8" SMOOTH BAR IN RANGE BOX.



01/29/2024 03:08 PM
City & County of Denver
Electronically Recorded

R \$0.00

WD

D \$0.00

After signing, return to:
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Division of Real Estate
Attn: Shannon Cruz
Denver, Colorado 80202
Project Description: 2023-DEDICATION-0000128
Asset Mgmt No.: 24-017

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 27th day of January, 2024, by **THE HOYT, LLC**, a Colorado limited liability company, whose address is 2255 Sheridan Blvd, Unit C-296, Edgewater, CO 80214, 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;

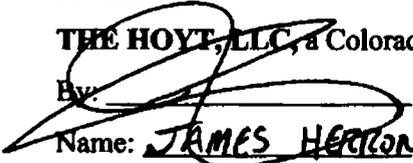
TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee, and its successors and assigns forever. Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the 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:

THE HOYT, LLC, a Colorado limited liability company

By: 

Name: JAMES HERRON

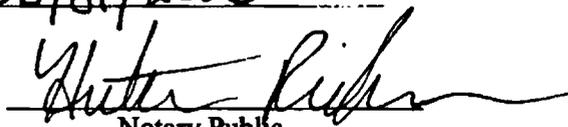
Its: MANAGER

STATE OF Colorado)
) ss.
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 27th day of January, 2024
by James Herron, as Manager of THE HOYT, LLC, a Colorado
limited liability company.

Witness my hand and official seal.

My commission expires: 03/01/2026


Notary Public

**HUNTER GARRETT PICKENS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224008471
MY COMMISSION EXPIRES 03/01/2026**

2022PM248-ROW

**EXHIBIT A
LAND DESCRIPTION**

A PORTION OF LOTS 24, 25, & 36, AND A PORTION OF VACATED ALLEY (ORD. NO. 477, SERIES 1963), BLOCK 26 OF CHELTENHAM HEIGHTS, AS RESUBDIVIDED BY F.E. BUSBY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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KEVIN J. KUCHARCZYK, PLS
 COLORADO REG. NO. 34591
 FOR, AND ON BEHALF OF
 R&R ENGINEERS-SURVEYORS, INC.
 PROJ NO. HB19156 ROW DED

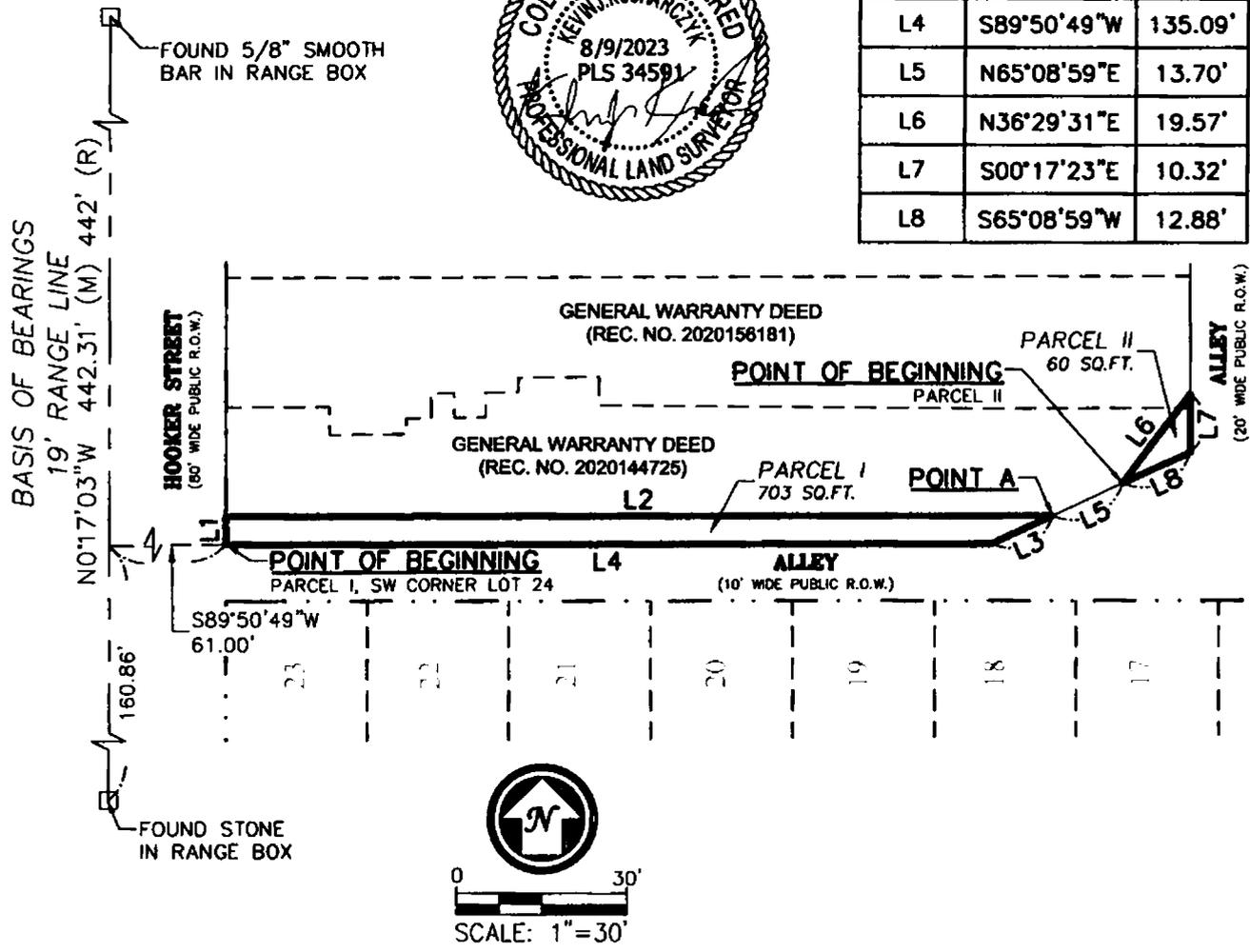


2022PM248-ROW

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LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	N00°17'03"W	5.00'
L2	N89°50'49"E	145.98'
L3	S65°08'59"W	11.97'
L4	S89°50'49"W	135.09'
L5	N65°08'59"E	13.70'
L6	N36°29'31"E	19.57'
L7	S00°17'23"E	10.32'
L8	S65°08'59"W	12.88'



NOTE
THIS DRAWING IS MEANT TO DEPICT THE ATTACHED LEGAL DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

PARCELS CONTAIN 763 SQUARE FEET OR 0.018 ACRE

Date: 2023-05-15 Drawn: JDM Checked: KK Job No.: HB19156	Sheet	R&R ENGINEERS-SURVEYORS, INC. 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 PH: 303-753-6730 WWW.RRENGINEERS.COM
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	of	
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