




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: April 5, 2024
ROW #: 2021-DEDICATION-0000084 **SCHEDULE #:** 1) 0527402036000, and 2) 052740237000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) South Delaware Street, located near the intersection of South Delaware Street and West Iliff Avenue, and 2) Public Alley, bounded by West Iliff Avenue, South Cherokee Street, West Wesley Avenue, and South Delaware Street.

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) South Delaware Street, 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, “2312 S Delaware 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 1) South Delaware Street, and 2) Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2021-DEDICATION-0000084-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/TB/BVS

- cc: Dept. of Real Estate, RealEstate@denvergov.org
- City Councilperson, Flor Alvidrez District # 7
- Councilperson Aide, Mark Montoya
- Councilperson Aide, Nikki Johnson
- 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, Katherine Ehlers
- Department of Law, Mar’quasa Maes
- DOTI Survey, Thomas Breitnauer
- DOTI Ordinance
- Owner: City and County of Denver
- Project file folder 2021-DEDICATION-0000084

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 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: April 5, 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 two City-owned parcels of land as Public Right-of-Way as 1) South Delaware Street, located near the intersection of South Delaware Street and West Iliff Avenue, and 2) Public Alley, bounded by West Iliff Avenue, South Cherokee Street, West Wesley Avenue, and South Delaware Street.

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:**
Proposing to scrape off single family residence and build an 8-unit townhome. The developer was asked to dedicate two parcels of land as 1) South Delaware Street, and 2) Public Alley.

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

7. **City Council District:** Flor Alvidrez, District # 7

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: 2021-DEDICATION-0000084

Description of Proposed Project: Proposing to scrape off single family residence and build an 8-unit townhome. The developer was asked to dedicate two parcels of land as 1) South Delaware Street, 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) South Delaware Street, 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) South Delaware Street, and 2) Public Alley, as part of the development project called, "2312 S Delaware St."



Legend

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

289 0 144.5 289 Feet

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000084-001:

LAND DESCRIPTION - STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF JUNE, 2021, AT RECEPTION NUMBER 2021109409 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 3 AND 4, BLOCK 5, BREENLOW SUBDIVISION BEING A PART OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 2 FEET OF LOTS 3 AND 4, BLOCK 5, BREENLOW SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO

CONTAINING: ±100 SQ. FT. OR ±.002 ACRES.

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000084-002:

LAND DESCRIPTION - ALLEY PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF JUNE, 2021, AT RECEPTION NUMBER 2021109409 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 3 AND 4, BLOCK 5, BREENLOW SUBDIVISION BEING A PART OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 2 FEET OF LOTS 3 AND 4, BLOCK 5, BREENLOW SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO

CONTAINING: ±100 SQ. FT. OR ±0.002 ACRES.



06/10/2021 02:12 PM
City & County of Denver

R \$0.00

WD

2021109409

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: 2021-Dedication-0000084
Asset Mgmt No.: 21-094

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 9th day of June, 2021, by DELAWARE STREET VENTURES, LLC, a Colorado limited liability company, whose address is 5810 S. Galena, Greenwood, CO 80111, 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:

DELAWARE STREET VENTURES, LLC a Colorado limited liability company

By: [Signature]

Name: Zachary W. Randall

Its: Manager

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 8 day of June, 2021
by Zachary Randall, as Manager of Delaware Street Ventures LLC
a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 3-17-24

LOUIE MASON BYRD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204010847
MY COMMISSION EXPIRES 03/17/2024

[Signature]

Notary Public

EXHIBIT A
LAND DESCRIPTION
SHEET 1 OF 2

PARCEL A:

A PORTION OF LOTS 3 AND 4, BLOCK 5, BREENLOW SUBDIVISION BEING A PART OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 2 FEET OF LOTS 3 AND 4, BLOCK 5, BREENLOW SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO

CONTAINING: ±100 SQ. FT. OR ±0.002 ACRES.

TOGETHER WITH

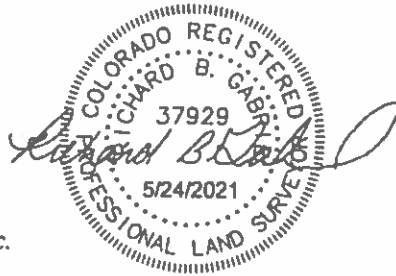
PARCEL B:

A PORTION OF LOTS 3 AND 4, BLOCK 5, BREENLOW SUBDIVISION BEING A PART OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 2 FEET OF LOTS 3 AND 4, BLOCK 5, BREENLOW SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO

CONTAINING: ±100 SQ. FT. OR ±0.002 ACRES.

RICHARD B. GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of
Power Surveying Company, Inc.



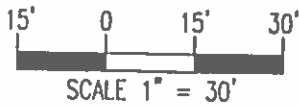
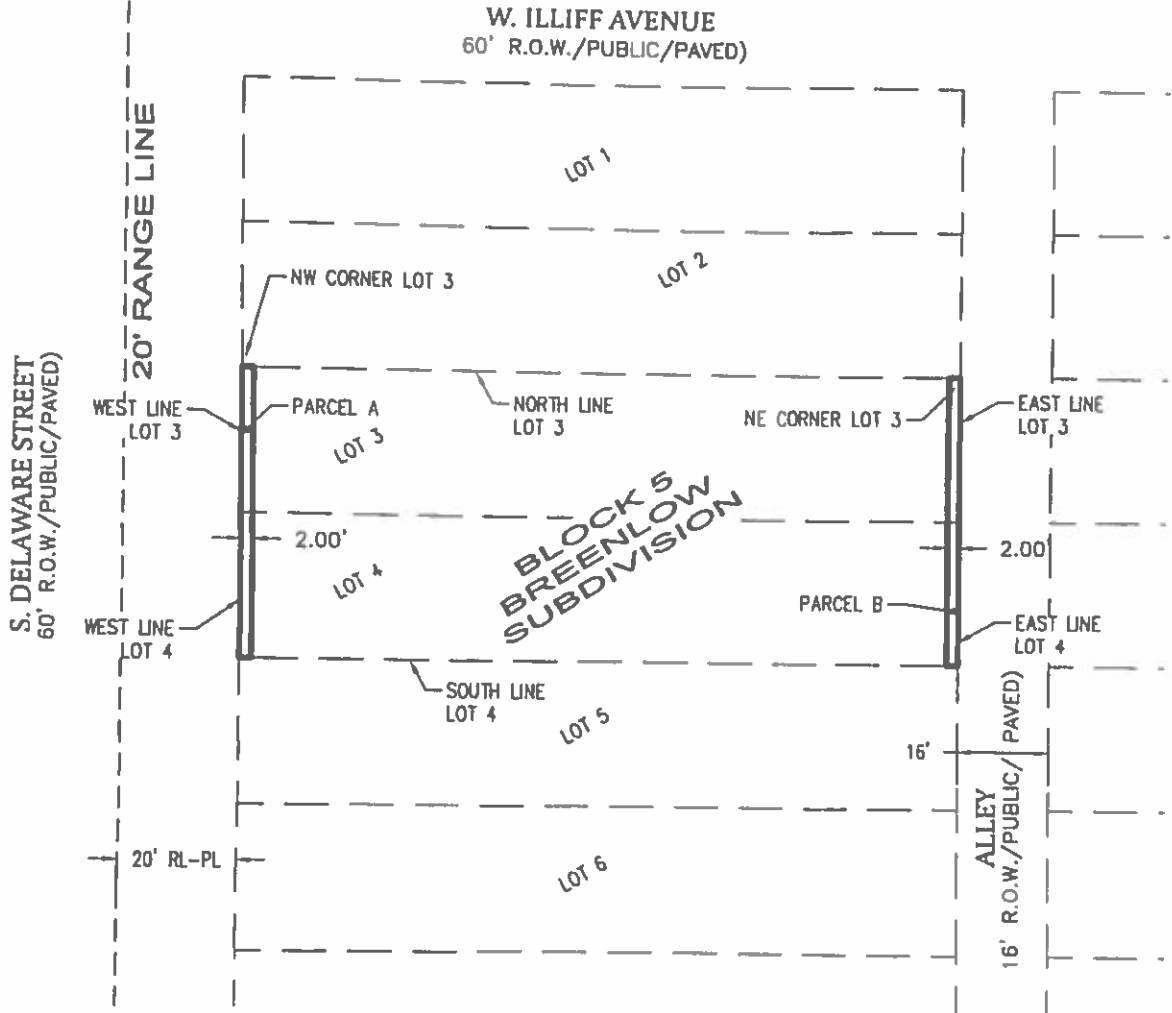
PH 303-702-1817
FAX 303-702-1488
WWW.POWERSURVEYING.COM

DRAWING BY: MB
PROJECT NO. 20-127

DATE: MARCH 27, 2021

EXHIBIT A

SHEET 2 OF 2



PH 303-702-1617
FAX 303-702-1488
WWW.POWERSURVEYING.COM

DRAWING BY: MB
PROJECT NO. 20-127

DATE: MARCH 27, 2021