


**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:** March 27, 2024

**ROW #:** 2020-DEDICATION-0000038 **SCHEDULE #:** 0232121045000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by North Eliot Street, West 23<sup>rd</sup> Avenue, North Federal Boulevard and West 22<sup>nd</sup> Avenue.

**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, "Eliot Street Corner Towns."

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-0000038-001 ) HERE.**

A map of the area to be dedicated is attached.

GB/TB/LRA

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Amanda P. Sandoval, District # 1  
Councilperson Aide, Gina Volpe  
Councilperson Aide, Melissa Horn  
Councilperson Aide, Alessandra Dominguez  
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, Katie Ehlers  
Department of Law, Mar'quasa Maes  
DOTI Survey, Thomas Breitnauer  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2020-DEDICATION-0000038

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 the Mayor's Legislative Team  
at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: March 27, 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 Eliot Street, West 23rd Avenue, North Federal Boulevard and West 22nd Avenue.

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: Lisa R. Ayala	Name: Nicholas Williams
Email: <a href="mailto:Lisa.ayala@denvergov.org">Lisa.ayala@denvergov.org</a>	Email: <a href="mailto:Nicholas.Williams@denvergov.org">Nicholas.Williams@denvergov.org</a>

5. **General description or background of proposed request. Attach executive summary if more space needed:**  
The developer has constructed a 4-unit townhome and was asked to dedicate a parcel as Public Alley.

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

7. **City Council District:** Amanda P. Sandoval, District # 1

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:** 2020-DEDICATION-0000038

**Description of Proposed Project:** The developer has constructed a 4-unit townhome and was asked to dedicate a parcel 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 the development project called, "Eliot Street Corner Towns."

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

**CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV**





### Legend

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



**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-000038-001:**

LAND DESCRIPTION - ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF FEBRUARY, 2021, AT RECEPTION NUMBER 2021020395 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOT 18 AND THE SOUTH 17 FEET OF LOT 19, BLOCK 7, RATHBONE HEIGHTS RESUBDIVISION OF CRANE'S ADDITION SUBDIVISION, AND LOCATED IN THE NORTHEAST 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:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID LOT 18 ALSO BEING THE **POINT OF BEGINNING**;

THENCE N00°17'57"W A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF LOT 19;

THENCE N89°33'59"E A DISTANCE OF 1.33 FEET;

THENCE S00°17'57"E A DISTANCE OF 50.00 FEET;

THENCE S89°33'59"W A DISTANCE OF 1.33 FEET BACK TO THE **POINT OF BEGINNING**.

CONTAINING 66.50 ± SQUARE FEET (0.002 ± ACRES); MORE OR LESS.

**BASIS OF BEARINGS:**

BEARINGS ARE BASED ON A 20' RANGE LINE IN ELIOT ST. MONUMENTED BY A FOUND NO. 6 REBAR WITH 2.5" ALUMINUM CAP IN RANGE BOX 'L.S. 37601' AT THE INTERSECTION OF W. 23RD AVE. AND ELIOT ST. AND A FOUND 1.5" ALUMINUM CAP IN RANGE BOX 'L.S. 37969' AT THE INTERSECTION OF W. 22ND AVE. AND ELIOT ST. ASSUMED TO BEAR N00°17'57"W.



02/05/2021 10:42 AM  
City & County of Denver

R \$0.00

WD

2021020395

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-0000038  
Asset Mgmt No.: 21-05

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 23rd day of January, 2021, by **UMA’S VENTURES, LLC**, a Colorado limited liability company, whose address is 18244 E Dorado Ave, Centennial, CO 80015, 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:

**UMA'S VENTURES, LLC**, a Colorado limited liability company

By: Gulfanana

Name: Venkata Guddanti

Its: Member

STATE OF Colorado )

) ss.

COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of January, 2021  
by Venkata Guddanti, as Member of UMA'S VENTURES LLC,  
a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 03/06/2024

Brooklyn G.  
Notary Public

**BROOKLYNN GRIEVE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20204008324  
MY COMMISSION EXPIRES 03/06/2024**



EXHIBIT A  
PAGE 1 OF 2

2019-PROJMSTR-0000681-ROW

**LAND DESCRIPTION:**

A PORTION OF LOT 18 AND THE SOUTH 17 FEET OF LOT 19, BLOCK 7, RATHBONE HEIGHTS RESUBDIVISION OF CRANE'S ADDITION SUBDIVISION, AND LOCATED IN THE NORTHEAST 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:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID LOT 18 ALSO BEING THE **POINT OF BEGINNING**;

THENCE N00°17'57"W A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF LOT 19;  
THENCE N89°33'59"E A DISTANCE OF 1.33 FEET;  
THENCE S00°17'57"E A DISTANCE OF 50.00 FEET;  
THENCE S89°33'59"W A DISTANCE OF 1.33 FEET BACK TO THE **POINT OF BEGINNING**.

CONTAINING 66.50 ± SQUARE FEET (0.002 ± ACRES); MORE OR LESS.

**BASIS OF BEARINGS:**

BEARINGS ARE BASED ON A 20' RANGE LINE IN ELIOT ST. MONUMENTED BY A FOUND NO. 6 REBAR WITH 2.5" ALUMINUM CAP IN RANGE BOX 'L.S. 37601' AT THE INTERSECTION OF W. 23RD AVE. AND ELIOT ST. AND A FOUND 1.5" ALUMINUM CAP IN RANGE BOX 'L.S. 37969' AT THE INTERSECTION OF W. 22ND AVE. AND ELIOT ST. ASSUMED TO BEAR N00°17'57"W.

Prepared By:  
Allitude Land Consultants, Inc  
Karl W. Franklin, PE-PLS-EXW  
Colorado PLS 37969

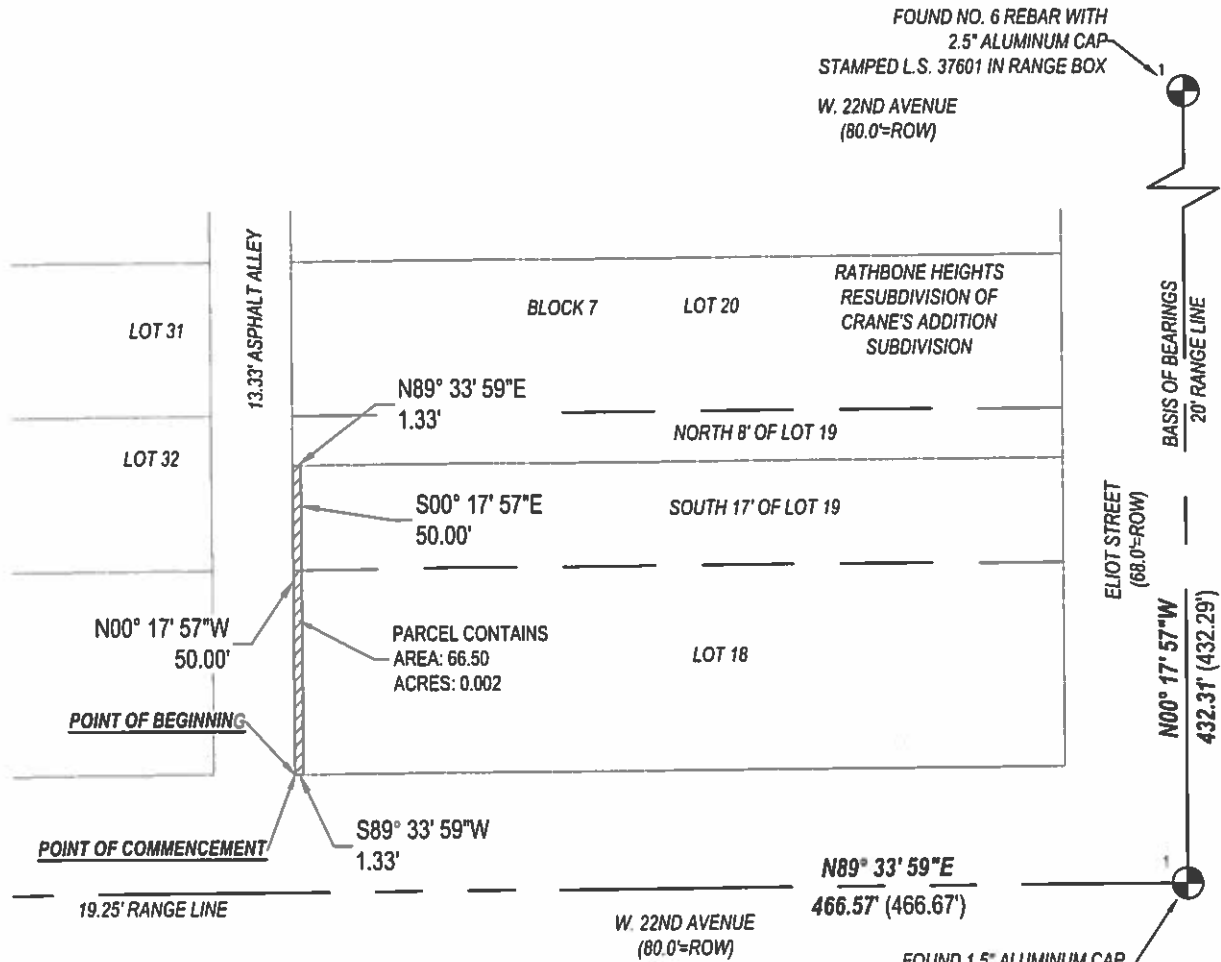
Date: 10/21/2020  
Job No. 19-204



3461 Ringsby Court, Suite 125  
Denver, CO 80216

2727 N. Cascade, #160 Colorado Springs,  
CO 80907

720.594.9494  
Info@AllitudeLandCo.com  
www.AllitudeLandCo.com

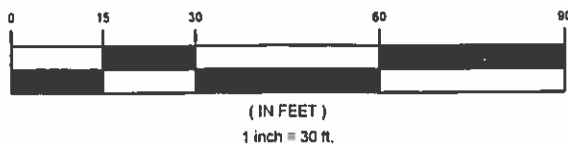


3461 Ringsby Court, Suite 125  
Denver, CO 80216

2727 N. Cascade, #160 Colorado Springs,  
CO 80907

720.594.9494  
Info@AltitudeLandCo.com  
www.AltitudeLandCo.com

Date: 10/21/2020  
Job No. 19-204



**LEGEND:**

	INTERIOR PROPERTY LINE
	ADJACENT PROPERTY LINE
	RANGE LINE
	ROW ALLEY DEDICATION