



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

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

FROM: Matt R. Bryner, P.E., Director, Right-of-Way Services *Matt R. Bryner*
Matt R. Bryner (Sep 22, 2022 08:22 MDT)

DATE: September 16, 2022

ROW #: 2021-DEDICATION-0000190 **SCHEDULE #:** 0235508053000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by E. 18th Ave., N. Williams St., E. 19th Ave., and N. Gilpin 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, “18th & Williams.”

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-0000190-001) HERE.

A map of the area to be dedicated is attached.

MB/SC/LRA

- cc: Dept. of Real Estate, RealEstate@denvergov.org
- City Councilperson, Candi CdeBaca District # 9
- Councilperson Aide, Liz Stalnaker
- Councilperson Aide, Ashleè Wedgeworth
- Councilperson Aide, Jessica Zender,
- Councilperson Aide, Brea Zeise,
- 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, Johna Varty
- Department of Law, Martin Plate
- Department of Law, Deanne Durfee
- Department of Law, Ivone Avila-Ponce
- Department of Law, Uyen Tran
- Department of Law, Stefanie Raph
- DOTI Survey, Scott Castaneda
- DOTI Ordinance
- Owner: City and County of Denver
- Project file folder 2021-DEDICATION-0000190

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: September 16, 2022

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 E. 18th Ave., N. Williams St., E. 19th Ave., and N. Gilpin St.

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

4. **Contact Person:** (With actual knowledge of proposed ordinance/resolution.)

- **Name:** Lisa R. Ayala
- **Phone:** 720-865-3112
- **Email:** Lisa.ayala@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:** Demolition of an existing commercial structure and build a new 12-unit townhome, "18th & Williams Townhomes." The developer was asked to dedicate a parcel of land as Public Alley.

****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 E. 18th Ave., N. Williams St., E. 19th Ave., and N. Gilpin St.
- d. **Affected Council District:** Candi CdeBaca District # 9
- 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-0000190

Description of Proposed Project: Demolition of an existing commercial structure and build a new 12-unit townhome, "18th & Williams Townhomes." The developer was asked to dedicate a parcel of land 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

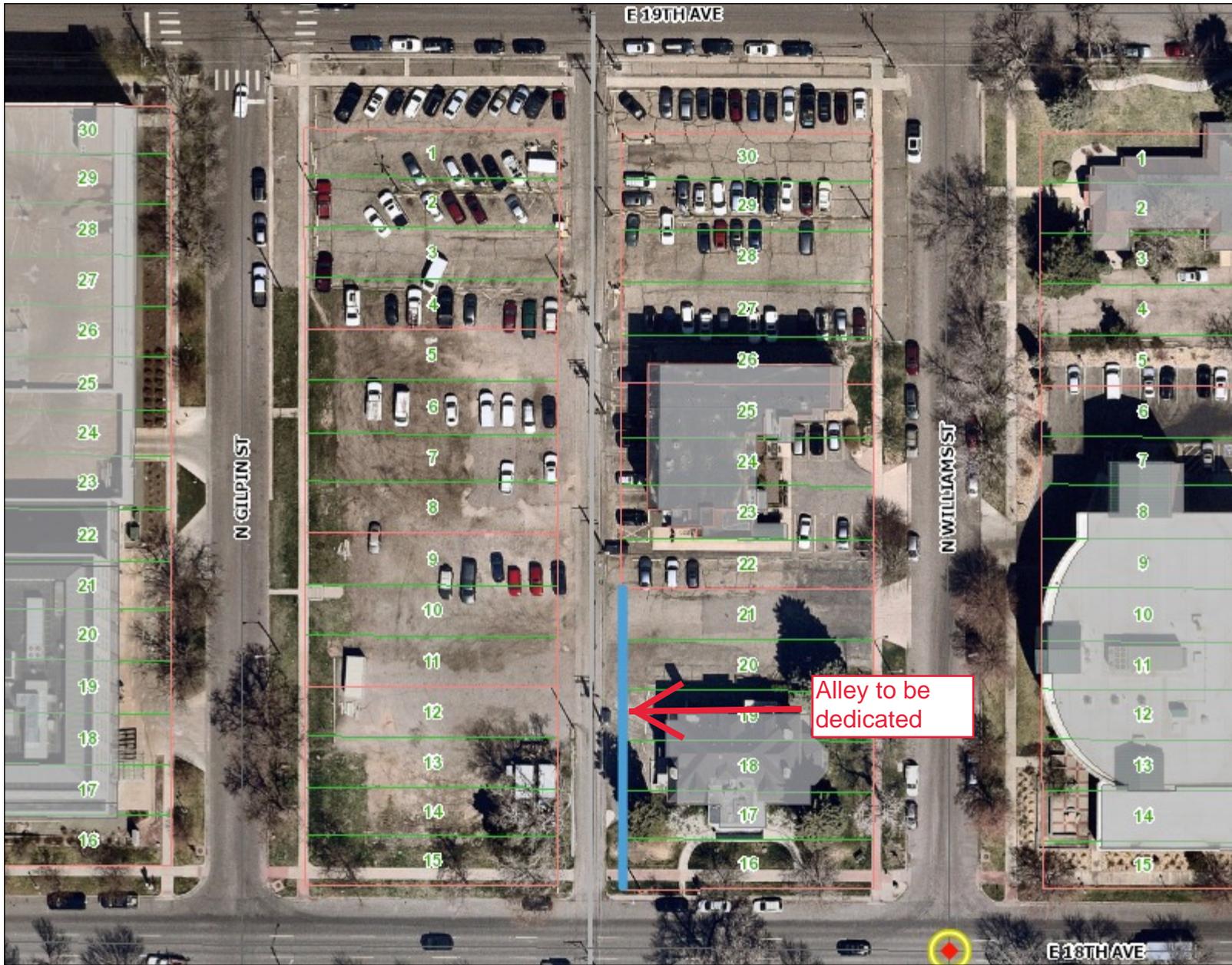
What is the known duration of a MEP: N/A

Will land be dedicated to the City if the vacation goes through: N/A

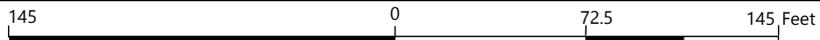
Will an easement be placed over a vacated area, and if so explain: N/A

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, "18th & Williams."



- ### Legend
- Well Restrictions
 - Barrier Restrictions
 - Area Restrictions**
 - Liner
 - Sheet Pile Wall Area
 - Streams
 - Irrigation Ditches Reconstruct (Gardeners)
 - Irrigation Ditches
 - Buildings
 - Streets
 - Alleys
 - Railroads**
 - Main
 - Yard
 - Spur
 - Siding
 - Interchange track
 - Other
 - Bridges
 - Rail Transit Stations**
 - Existing
 - Planned
 - Park-N-Ride Locations
 - Lakes
 - County Boundary
 - Parcels
 - Lots/Blocks
 - Parks**
 - All Other Parks; Linear
 - Mountain Parks



PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000190-001:

LAND DESCRIPTION - ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 24TH DAY OF MAY, 2022, AT RECEPTION NUMBER 2022069475 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 LOTS 16 TO 21, INCLUSIVE, BLOCK 37, MCCULLOUGH HILL AMENDED MAP, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE N00°16'41"W ALONG THE WESTERLY LINES OF SAID LOTS 16 TO 21 (SAID LINE BEING THE BASIS OF BEARINGS FOR ALL BEARINGS STATED HEREIN), A DISTANCE OF 150.08 FEET TO THE NORTHWEST CORNER OF SAID LOT 21; THENCE S89°58'33"E ALONG THE NORTH LINE OF SAID LOT 21, A DISTANCE OF 2.00 FEET; THENCE S00°16'41"E PARALLEL WITH AND 2.00 FEET EAST OF THE WESTERLY LINES OF SAID LOTS 16 TO 21, A DISTANCE OF 150.08 FEET TO THE SOUTH LINE OF SAID LOT 16; THENCE N89°59'22"W ALONG THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED PROPERTY CONTAINS 300 SQ. FT., MORE OR LESS.



05/24/2022 11:35 AM
City & County of Denver

R \$0.00

WD

2022069475

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-0000190
Asset Mgmt No.: 22-109

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 23rd day of May, 2022, by **1801 N WILLIAMS, LLC**, a Colorado limited liability company whose address is 400 S. Broadway, Suite 5, Denver, CO 80209, 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

2021PM217-ROW

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A PARCEL OF LAND BEING A PORTION OF LOTS 16 TO 21, INCLUSIVE, BLOCK 37, MCCULLOUGH HILL AMENDED MAP, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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THE DESCRIBED PROPERTY CONTAINS 300 SQ. FT., MORE OR LESS.



prepared by:
 ROBERT J. RUBINO
 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.

ALLEY.DWG

DRAWN BY: BR

APPROVED BY: RJR

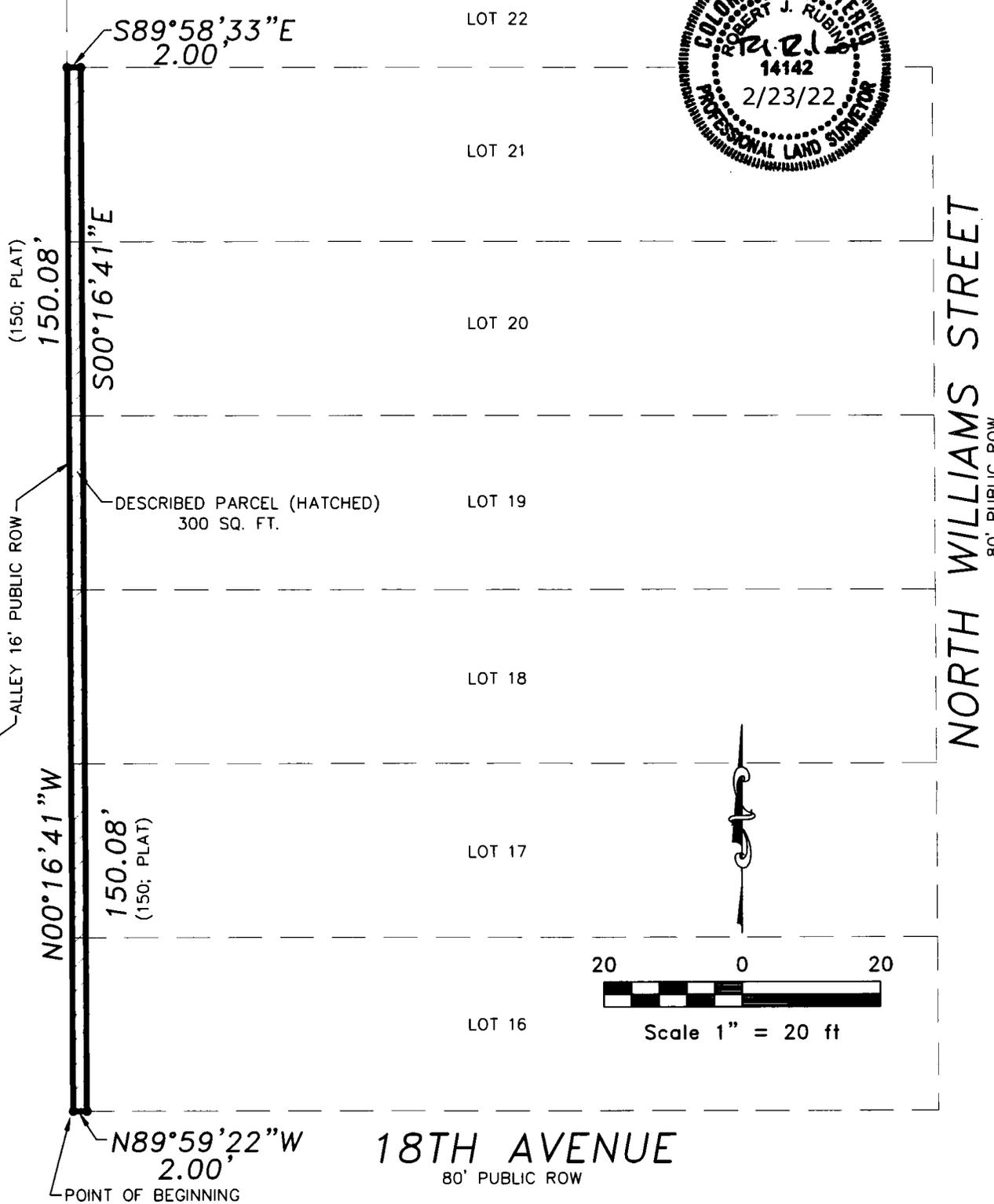
DATE: FEBRUARY 23, 2022

JOB NO. 21164

2021PM217-ROW

EXHIBIT A

SHEET 2 OF 2



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

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DATE: FEBRUARY 23, 2022

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