

**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 *Matt R. Bryner*  
Matt R. Bryner (Apr 15, 2022 15:40 MDT)

**DATE:** April 13, 2022

**ROW #:** 2021-DEDICATION-0000195 **SCHEDULE #:** Adjacent to 0232208019000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by W. 25th Ave., N. Julian St., W. 24th Ave., and N. King 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, "3430 W. 25th Ave."

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-0000195-001) HERE.**

A map of the area to be dedicated is attached.

MB/TS /LRA

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, Johna Varty  
Department of Law, Martin Plate  
Department of Law, Deanne Durfee  
Department of Law, Caroline Martin  
Department of Law, Rachonda Dixon  
DOTI Survey, Thomas Savich  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2021-DEDICATION-0000195

## ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo  
at [Jason.Gallardo@DenverGov.org](mailto: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: April 13, 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 W. 25th Ave., N. Julian St., W. 24th Ave., and N. King 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:** 720-641-4842
- **Email:** [lisa.ayala@denvergov.org](mailto: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](mailto: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, "3430 W. 25th Ave."

**\*\*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. 25th Ave., N. Julian St., W. 24th Ave., and N. King 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:** 2021-DEDICATION-0000195

**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

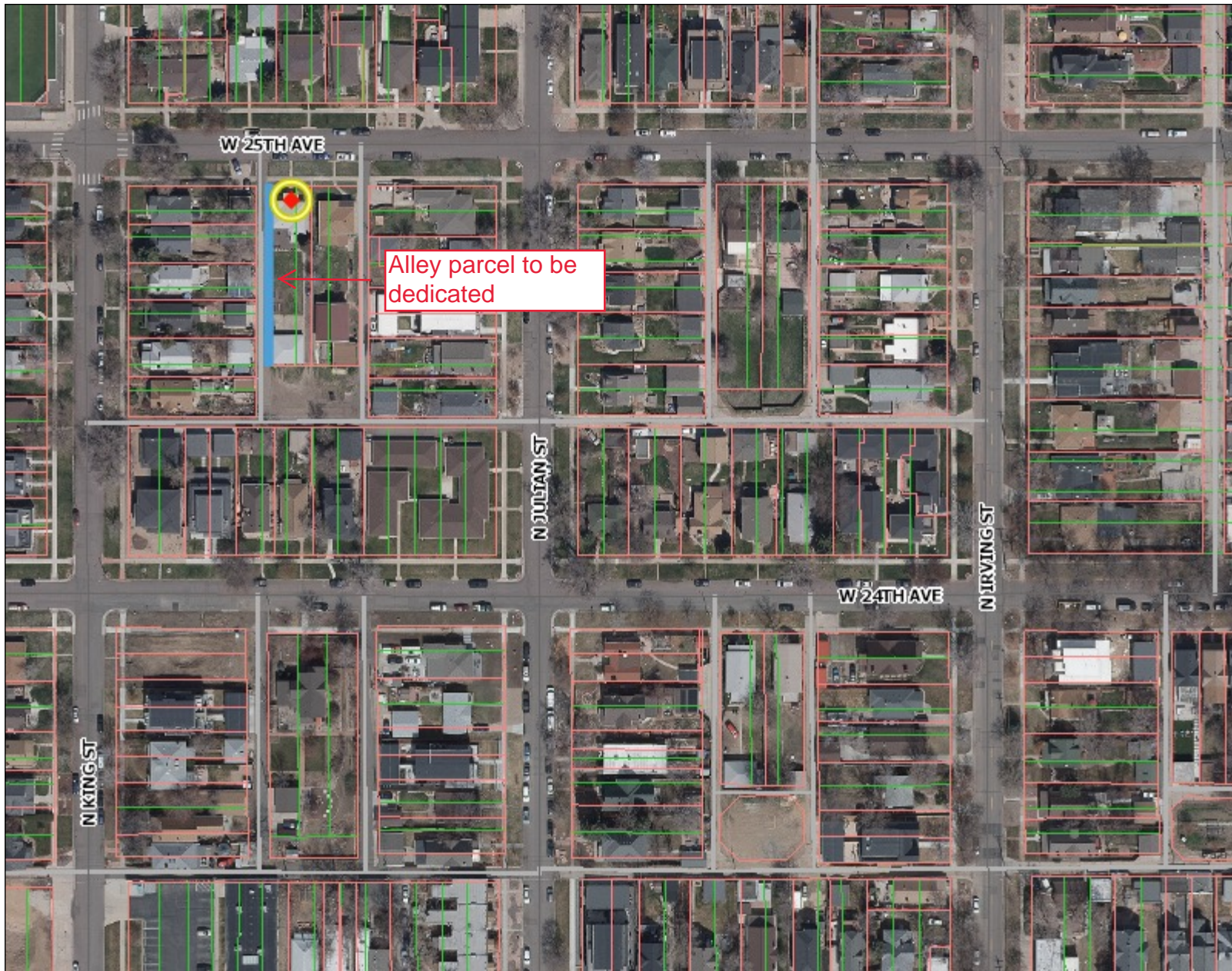
**What is the known duration of a MEP:** N/A

**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 3430 W. 25th Ave.



### Legend

-  Well Restrictions
-  Barrier Restrictions
- Area Restrictions**
  -  Liner
  -  Sheet Pile Wall Area
-  Streams
-  Irrigation Ditches Reconstruct (Gardeners)
-  Irrigation Ditches
-  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

289 0 144.5 289 Feet

**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000195-001:**

LAND DESCRIPTION - ALLEY PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF APRIL, 2022, AT RECEPTION NUMBER 2022043640 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. AND BEING A PORTION OF LOT 33, BARTCH'S RESUBDIVISION OF BLOCK 26 WITTER AND COFIELD SUBDIVISION OF THE TOWN OF HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 3.00 FEET OF SAID LOT 33, BARTCH'S RESUBDIVISION OF BLOCK 26 WITTER AND COFIELD SUBDIVISION OF THE TOWN OF HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING +/- 528 SQUARE FEET OR +/- 0.012 ACRES OF LAND, MORE OR LESS.



04/01/2022 08:41 AM  
City & County of Denver

R \$0.00

WD

2022043640

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-0000195**  
**Asset Mgmt No.: 22-028**

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 21<sup>st</sup> day of March, 2022, by **3430 DEVELOPERS, LLC**, a Colorado limited liability company, whose address is 1335 S. Inca St., Denver, Colorado 80223, 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:

3430 DEVELOPERS, LLC, a Colorado limited liability company

By: [Signature]

Name: Nathan Adams

Its: Manager

STATE OF Colorado )  
) ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of March, 2022  
by Nathan Adams, as Manager of 3430 DEVELOPERS, LLC, a  
Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 11/10/2025

[Signature]  
Notary Public



**EXHIBIT A**  
**LAND DESCRIPTION**  
**SHEET 1 OF 2**

*A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. AND BEING A PORTION OF LOT 33, BARTCH'S RESUBDIVISION OF BLOCK 26 WITTER AND COFIELD SUBDIVISION OF THE TOWN OF HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*THE WEST 3.00 FEET OF SAID LOT 33, BARTCH'S RESUBDIVISION OF BLOCK 26 WITTER AND COFIELD SUBDIVISION OF THE TOWN OF HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.*

*CONTAINING ±528 SQUARE FEET OR ±0.012 ACRES OF LAND, MORE OR LESS.*

*End of Legal Description.*



Richard B. Gabriel, P.L.S.  
Colorado License #37929  
For and on behalf of Power Surveying Company, Inc.  
303-702-1617



6911 BROADWAY,  
DENVER, CO 80221

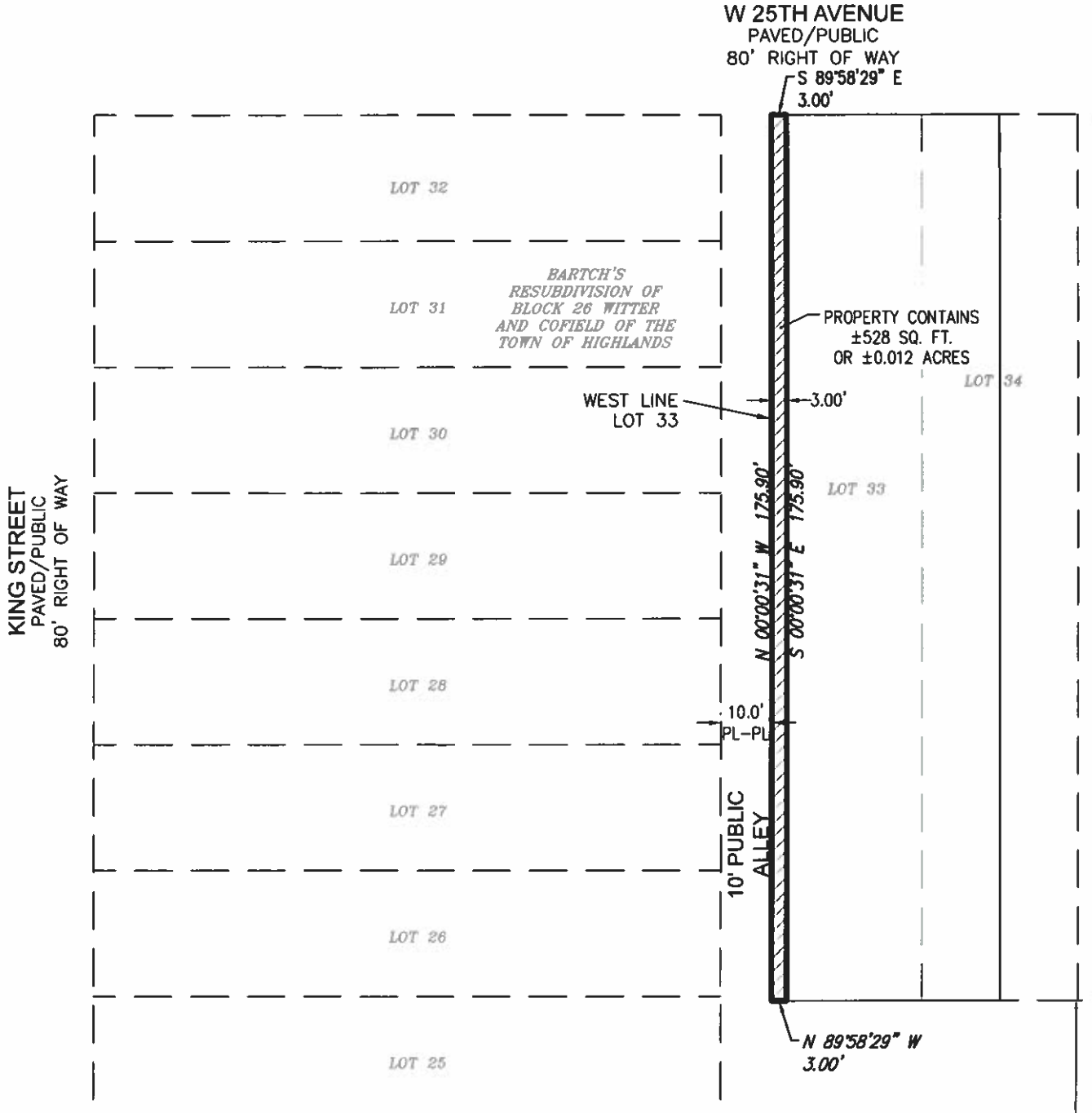
PH. 303-702-1617  
FAX. 303-702-1488  
WWW.POWERSURVEYING.COM

DRAWING BY: JRY  
FILE NO. 21-235 EXHIBIT.DWG

DATE: 9/28/2021



EXHIBIT A  
EXHIBIT OF LAND DESCRIPTION  
SHEET 2 OF 2



SCALE: 1" = 30'



6911 BROADWAY,  
DENVER, CO 80221

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Established 1948

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