




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 15, 2024

ROW #: 2020-DEDICATION-0000173 **SCHEDULE #:** Adjacent to 0506113069000 & 0506113070000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by North Perry Street, West 14th Avenue, North Osceola Street and West 13th 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, "1380 & 1382 Perry Street."

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-0000173-001) HERE.

A map of the area to be dedicated is attached.

GB/TB /BV

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, Katie Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Tom Breitnauer
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2020-DEDICATION-0000173

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

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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 15, 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 Perry Street, West 14th Avenue, North Osceola Street and West 13th 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: Barbara Valdez	Name: Nicholas Williams
Email: Barbara.Valdez@denvergov.org	Email: Nicholas.Williams@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:
Build a new duplex with garages. The developer was asked to dedicate a parcel of land as 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: 2020-DEDICATION-0000173

Description of Proposed Project: Build a new duplex with garages. 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

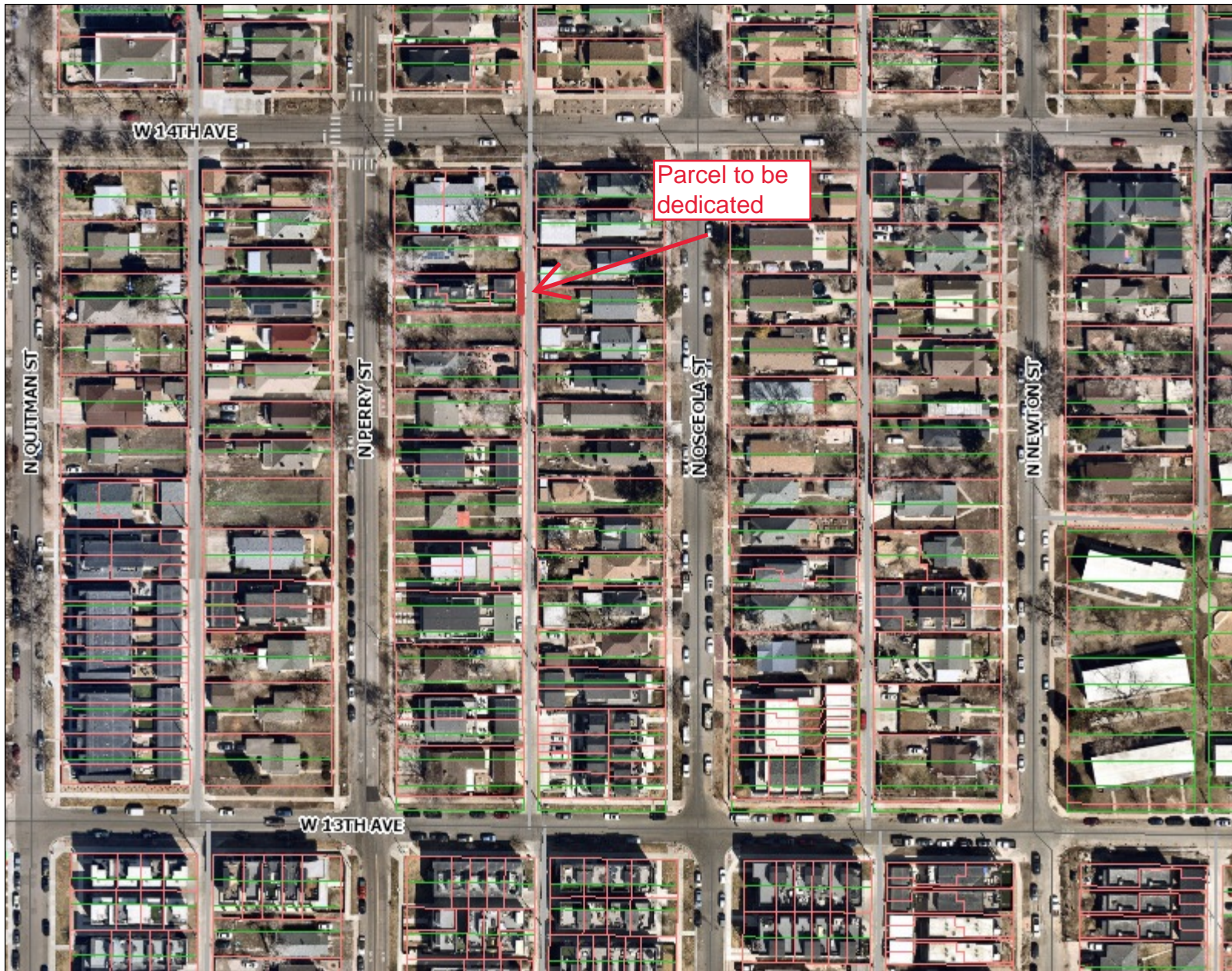
What is the known duration of a MEP: N/A

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

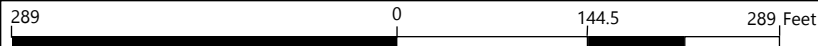
Will an easement relinquishment be submitted at a later date: N/A

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 the development project called, "1380 & 1382 Perry Street."



Legend

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



PARCEL DESCRIPTION ROW NO 2020-DEDICATION-0000173-001:

LAND DESCRIPTION - ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 12TH DAY OF MARCH, 2021, AT RECEPTION NUMBER 2021046212 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOT 5 AND THE OF NORTH 1 / 2 OF LOT 6, BLOCK 9 COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION NE 1 / 4 SEC. 6. T4S. R68W, 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST ONE FOOT OF LOT 5 AND THE EAST ONE FOOT OF THE NORTH 1/2 OF LOT 6, BLOCK 9, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION, CITY AND COUNTY OF DENVER STATE COLORADO.

CONTAINING 37.50 SQUARE FEET.



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-0000173
Asset Mgmt No.: 21-030

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 10th day of March, 2021, by **JBR DEVELOPMENT, LLC**, a Colorado limited liability company, whose address is 44 Cook St. Suite 255, Denver, CO 80206, 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:

JBR DEVELOPMENT, LLC, a Colorado limited liability company

By: [Signature]

Name: Brian Roth

Its: Manager/Member

STATE OF Colorado)
) ss.
COUNTY OF Denver)

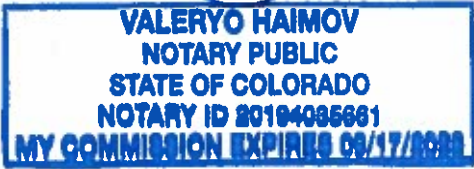
The foregoing instrument was acknowledged before me this 10th day of March, 2021
by Brian Roth, as Manager of JBR Development,
a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 09/17/2023

[Signature]

Notary Public

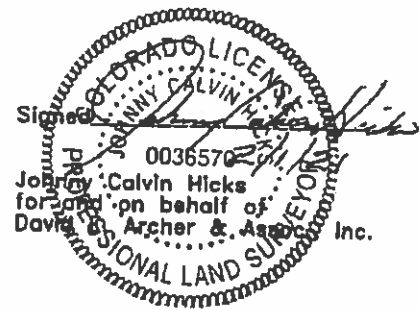


2020-PROJMSTR-0000682-ROW

**EXHIBIT A
 LAND DESCRIPTION
 A PORTION OF LOT 5 AND THE NORTH 1/2 OF LOT 6, BLOCK 9
 COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION
 NE 1/4 SEC. 6, T4S, R68W, 6TH P.M.,
 CITY AND COUNTY OF DENVER, STATE OF COLORADO**

A PORTION OF LOT 5 AND THE NORTH 1/2 OF LOT 6, BLOCK 9
 COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION
 NE 1/4 SEC. 6, T4S, R68W, 6TH P.M.,
 CITY AND COUNTY OF DENVER, STATE OF COLORADO
 MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE EAST ONE FOOT OF LOT 5 AND THE EAST ONE FOOT OF
 THE NORTH 1/2 OF LOT 6, BLOCK 9, COLFAX AVENUE SUBDIVISION
 OF MAPLE GROVE SUBDIVISION, CITY AND COUNTY OF DENVER
 STATE OF COLORADO, CONTAINING 37.50 SQUARE FEET.



 Signed: *Calvin Hicks*
 0036570
 Job No. on behalf of
 David S. Archer & Assoc. Inc.

PAGE 1 OF 2

SCALE: 1"=20'
DATE: 12-16-2020
REVISIONS REV 1-14-21

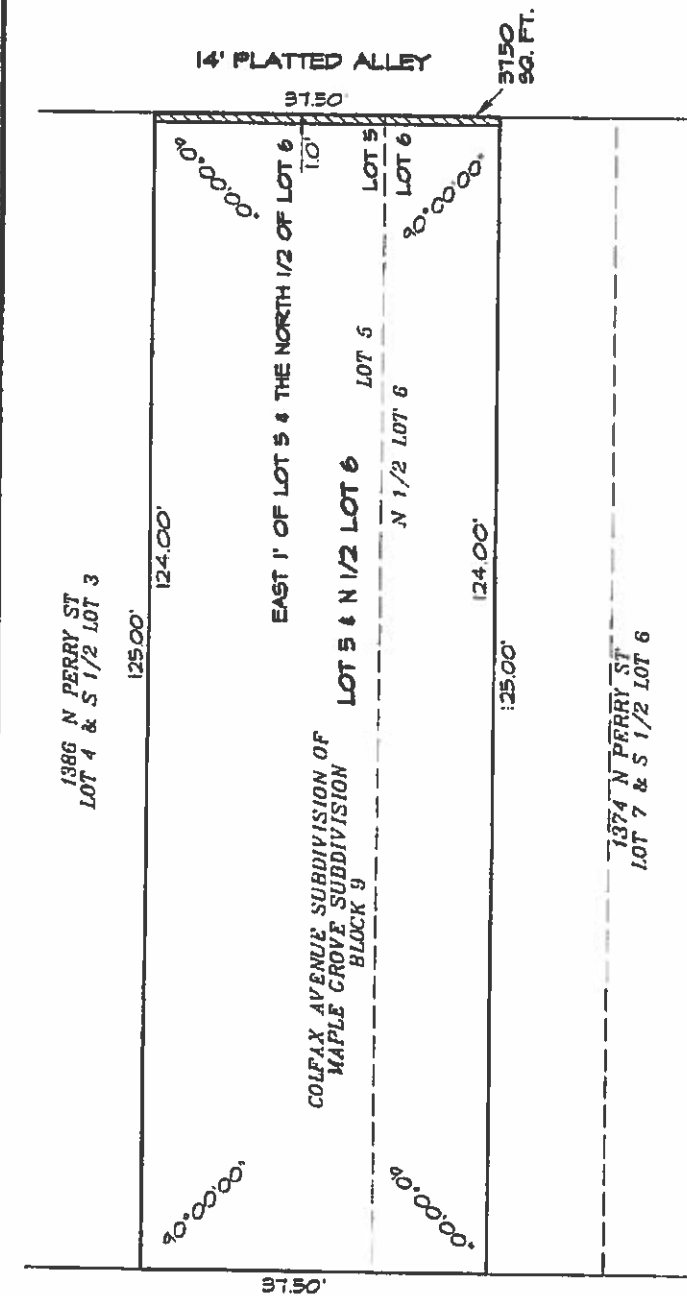


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 Mon Feb 01 15:30:21 2021

Job No. 20-0092

2020-PROJMSTR-0000682-ROW

EXHIBIT A
A PORTION OF LOT 5 AND THE NORTH 1/2 OF LOT 6, BLOCK 9
COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION
NE 1/4 SEC. 6, T4S, R68W, 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO



Signed: *Johnny Calvin Hicks*
 PRO. 0036570
 Johnny Calvin Hicks
 for and on behalf of
 Archer & Associates, Inc.
 PROFESSIONAL LAND SURVEYOR



62.5' R.O.W.
 PERRY STREET

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 Tue Feb 01 16:42:15 2021 Job No. 20-0092

SCALE: 1"=20'
DATE: 12-16-2020
REVISIONS REV 1-14-21

