



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: September 26, 2024

ROW #: 2021-DEDICATION-0000113 **SCHEDULE #:** 0228123045000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley bounded by North Osage Street, West 36th Avenue, North Pecos Street, and West 35th 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, "3529 and 3535 N Osage."

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-0000113-001) HERE.

A map of the area to be dedicated is attached.

GB/TB/BV

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson Amanda 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, Alaina McWhorter
DOTI, Director, Right-of-Way Services, Glen Blackburn
Department of Law, Johna Varty
Department of Law, Martin Plate
Department of Law, Kwali Farbes
Department of Law, Ivone Avila-Ponce
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Tom Breitnauer
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2021-DEDICATION-0000113

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: September 26, 2024

Please mark one: Bill Request or Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

Yes No

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 Osage Street, West 36th Avenue, North Pecos Street, and West 35th 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: Alaina McWhorter
Email: Barbara.Valdez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. **General description or background of proposed request. Attach executive summary if more space needed:**
Proposing to build a new duplex on vacant land. 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:** Amanda Sandoval District #1

8. ****For all contracts, fill out and submit accompanying Key Contract Terms worksheet****

Key Contract Terms

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

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 (A)</i>	<i>Additional Funds (B)</i>	<i>Total Contract Amount (A+B)</i>

<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-0000113

Description of Proposed Project: Proposing to build a new duplex on vacant land. 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

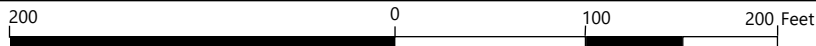
Will an easement relinquishment be submitted at a later date: N/A

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, "3529 and 3535 N Osage."



Legend

-  Well Restrictions
-  Barrier Restrictions
-  Levees and Dams
-  Levee NO DIG area
- Area Restrictions**
-  Liner
-  Sheet Pile Wall Area
-  Streets
-  Alleys
-  County Boundary
-  Parcels
-  Lots/Blocks



PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000113-001:

LAND DESCRIPTION - ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 21ST DAY OF JUNE, 2022, AT RECEPTION NUMBER 2022083141 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A STRIP OF LAND BEING A PORTION OF LOTS 23, 24 AND 25, BLOCK 5, CENTRAL SUBDIVISION AS AN ADDITION TO TOWN OF HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AS RECORDED IN BOOK 2, PAGE 100, OF THE CITY AND COUNTY OF DENVER RECORDS. SAID SUBDIVISION BEING LOCATED IN THE NE 1/4, OF SECTION 28, T 3 S, R 68 W, OF THE 6TH P. M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 2.375 FEET OF LOTS 23, 24 AND 25, BLOCK 5, CENTRAL SUBDIVISION.

CONTAINING 178 SQ., FT., MORE OR LESS



2022083141
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-0000113
Asset Mgmt No.: 21- 215

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 24TH day of MAY, 2022, by **TODD COLEMAN**, an individual, whose address is 1925 E. Kentucky Ave., 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.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

ATTEST:

TODD COLEMAN,

By: 

STATE OF Colorado)
) ss.
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 24th day of May, 2022
by Todd Coleman.

Witness my hand and official seal.

My commission expires: March 14, 2024



Notary Public

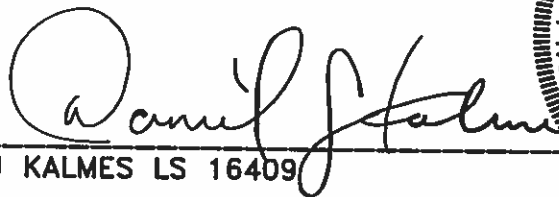
BRANDON ALLEN MARTINEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164010374
MY COMMISSION EXPIRES MARCH 14, 2024

LAND DESCRIPTION

SHEET 1 OF 2

LAND DESCRIPTION

A STRIP OF LAND BEING A PORTION OF LOTS 23, 24 AND 25, BLOCK 5, CENTRAL SUBDIVISION AS AN ADDITION TO TOWN OF HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AS RECORDED IN BOOK 2, PAGE 100, OF THE CITY AND COUNTY OF DENVER RECORDS. SAID SUBDIVISION BEING LOCATED IN THE NE $\frac{1}{4}$ OF SECTION 28, T 3 S, R 68 W, OF THE 6th P. M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 2.375 FEET OF LOTS 23, 24 AND 25, BLOCK 5, CENTRAL SUBDIVISION. CONTAINING 178 sq. , ft. , more or less



DANIEL J KALMES LS 16409

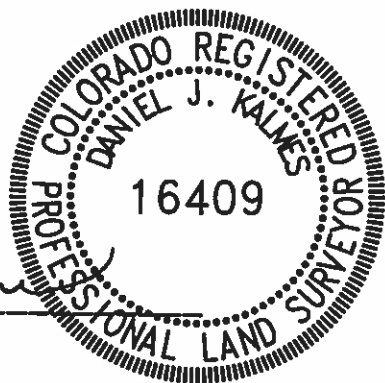
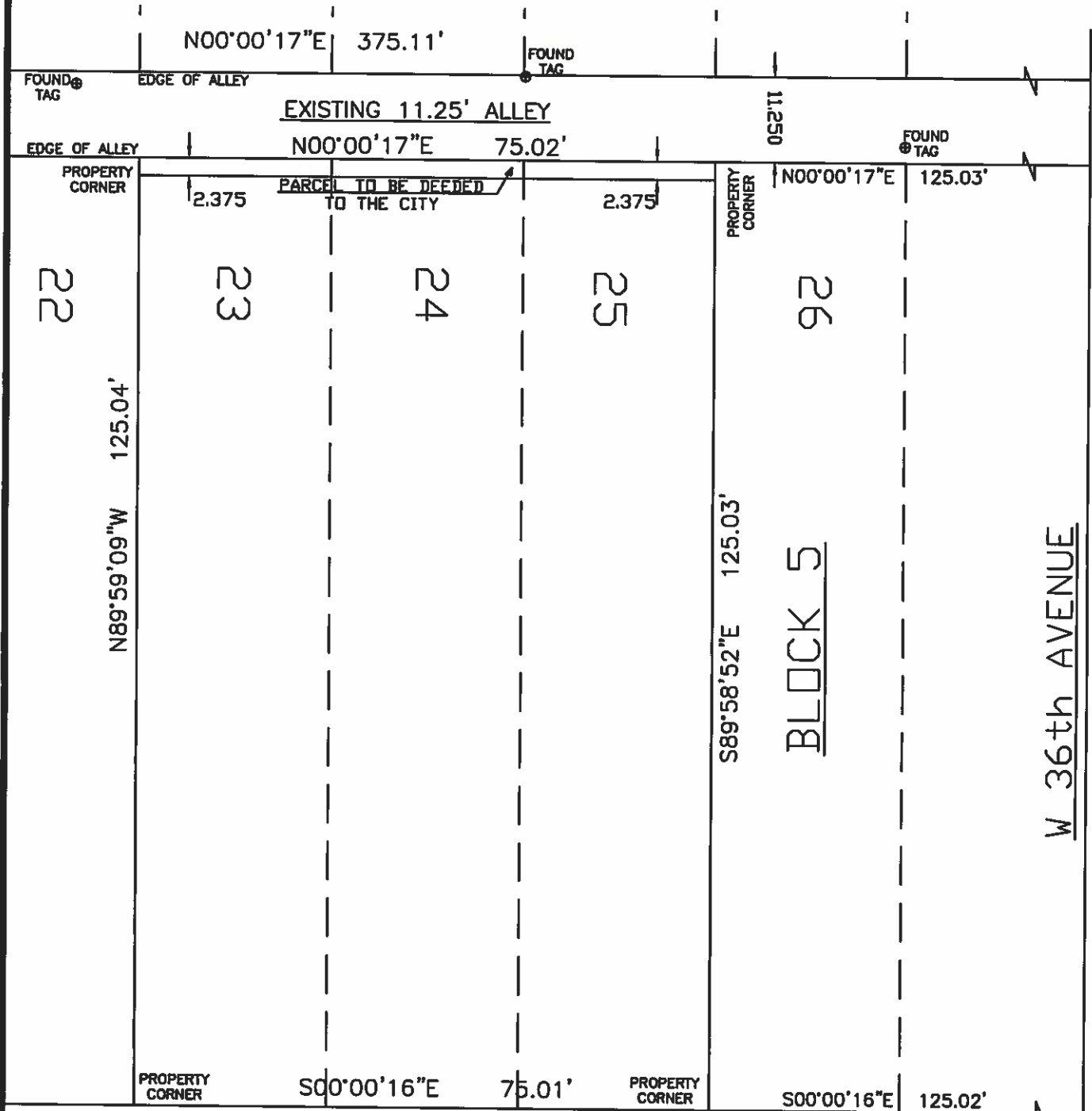


EXHIBIT A

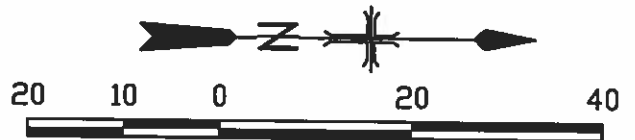
2021PM0000392-ROW

EXHIBIT OF LAND DESCRIPTION SHEET 2 OF 2



OSAGE STREET
65' R.O.W.

BASIS OF BEARING
19.25' RANGE LINE LOCATED IN W 35th
R. O. W. . MONUMENTED BY RANGE POINTS IN
RANGE BOXES. BEARING (N89°59'47"W)



SCALE: 1" = 20'