


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: October 24, 2023

ROW #: 2022-DEDICATION-0000157 **SCHEDULE #:** Adjacent to 1) 0231303014000, 0231303004000, 0231303013000, and 0231303005000, 2) 0231303005000, and 3) 0231303014000, 0231303004000, 0231303013000, and 0231303005000.

TITLE: This request is to dedicate three City-owned parcels of land as 1) North Sheridan Boulevard, located at the intersection of West 17th Avenue and North Sheridan Boulevard, 2) West Annie Place, located at the intersection of North Sheridan Boulevard and West Annie Place, and 3) Public Alley, bounded by West 17th Avenue, North Sheridan Boulevard, West Annie Place and North Zenobia Street.

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 1) North Sheridan Boulevard, and 2) West Annie Place, and 3) 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 "1680 Sheridan."

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 1) North Sheridan Boulevard, 2) West Annie Place, and 3) Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2022-DEDICATION-0000157-001, 002, 003) HERE.

A map of the area to be dedicated is attached.



MB/TS /DG

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, Jason Gallardo
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, Joann Tristani
DOTI Survey, Thomas Savich
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2022-DEDICATION-0000157

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: October 24, 2023

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 three City-owned parcels of land as 1) North Sheridan Boulevard, located at the intersection of West 17th Avenue and North Sheridan Boulevard, 2) West Annie Place, located at the intersection of North Sheridan Boulevard and West Annie Place, and 3) Public Alley, bounded by West 17th Avenue, North Sheridan Boulevard, West Annie Place and North Zenobia Street.

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

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

- **Name:** Dalila Gutierrez
- **Phone:** 720-865-3207
- **Email:** Dalila.Gutierrez@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 existing structures on lots 1 thru 16, combine parcels and build three apartment buildings. The developer was asked to dedicate three parcels as 1) North Sheridan Boulevard, 2) West Annie Place, and 3) 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 West 17th Ave., N. Sheridan Blvd., W. Annie Pl., and N. Zenobia St.
- d. **Affected Council District:** Jamie Torres, District # 3
- 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: 2022-DEDICATION-0000157

Description of Proposed Project: Demolition of existing structures on lots 1 thru 16, combine parcels and build three apartment buildings. The developer was asked to dedicate three parcels as 1) North Sheridan Boulevard, 2) West Annie Place, and 3) 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 1) North Sheridan Boulevard, 2) West Annie Place, and 3) 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

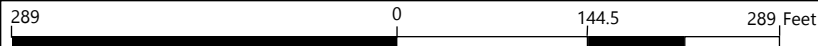
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) North Sheridan Boulevard, 2) West Annie Place, and 3) Public Alley, as part of a development project called "1680 Sheridan."



Legend

-  Streets
-  Parcels
-  Lots/Blocks



A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 15TH DAY OF MARCH, 2023, AT RECEPTION NUMBER 2023021169 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PORTIONS OF LOTS 1 THROUGH 16, BLOCK 3, BRINKHAUS SLOAN LAKE ADDITION 2ND FILING, LOCATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARITY DESCRIBED AS FOLLOWS:

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000157-001:

LAND DESCRIPTION - STREET PARCEL NO. 1

PARCEL 1:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 3, BRINKHAUS SLOAN LAKE ADDITION 2ND FILING; THENCE SOUTH 89°54'31" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 14.00 FEET;

THENCE DEPARTING SAID NORTH LINE, PARALLEL WITH THE WEST LINE OF SAID BLOCK 3, SOUTH 00°05'40" EAST, A DISTANCE OF 405.33 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 16; THENCE NORTH 89°54'58" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 14.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 3;

THENCE NORTH 00°05'40" WEST, ALONG THE WEST LINE OF SAID BLOCK 3, A DISTANCE OF 405.33 FEET TO THE POINT OF BEGINNING.

CONTAINING ±5,675 SQUARE FEET OR ±0.130 ACRES.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000157-002:

LAND DESCRIPTION - STREET PARCEL NO. 2

PARCEL 2:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 16, BLOCK 3, BRINKHAUS SLOAN LAKE ADDITION 2ND FILING; THENCE NORTH 89°54'58" WEST, ALONG THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 106.15 FEET TO A POINT 14.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 16;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°05'40" WEST A DISTANCE OF 7.00 FEET; THENCE SOUTH 89°54'58" EAST, A DISTANCE OF 106.15 FEET TO A POINT ON THE EAST LINE OF SAID LOT 16;

THENCE SOUTH 00°06'02" EAST, ALONG THE EAST LINE OF SAID LOT 16, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±743 SQUARE FEET OR ±0.017 ACRES.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000157-003:

LAND DESCRIPTION - ALLEY PARCEL NO.3

PARCEL 3:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 3, BRINKHAUS SLOAN LAKE ADDITION 2ND FILING; THENCE SOUTH 00°06'02" EAST, ALONG THE EAST LINES OF SAID LOTS 1 THROUGH 16 INCLUSIVE, A DISTANCE OF 398.32 FEET TO A POINT 7.00 FEET NORTH OF THE SOUTHEAST CORNER IF SAID LOT 16;

THENCE DEPARTING THE EAST LINE OF SAID LOT 16, NORTH 89°54'58" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°06'02" WEST, A DISTANCE OF 398.32 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89°54'31" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±797 SQUARE FEET OR ±0.018 ACRES.

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. WHICH IS ASSUMED TO BEAR NORTH 00°05'40" WEST A DISTANCE OF 2639.98 FEET, AS DEFINED AND MEASURED BETWEEN A FOUND 2-1/2" ALUMINUM CAP STAMPED "L.S. 13212" IN RANGE BOX 0.6' BELOW GRADE AT THE WEST 1/4 CORNER SAID SECTION 31 AND AT THE SW CORNER SAID SECTION 31 BY A FOUND 3.25" ALUMINUM CAP STAMPED "PLS 13485" IN RANGE BOX, AS SHOWN HEREON.

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: 2022-Dedication-0000157
Asset Mgmt No.: 23-044



2023021169
Page: 1 of 4
D \$0.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 9th day of March, 2023, by **17TH AND SHERIDAN, LLC**, a Colorado limited liability company whose address is 5555 DTC Parkway, Suite 330, Greenwood Village, CO 80111, 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

Land Description

2021-PROJMSTR-0000399-ROW

PORTIONS OF LOTS 1 THROUGH 16, BLOCK 3, BRINKHAUS SLOAN LAKE ADDITION 2ND FILING, LOCATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARITY DESCRIBED AS FOLLOWS:

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THENCE DEPARTING SAID NORTH LINE, PARALLEL WITH THE WEST LINE OF SAID BLOCK 3, SOUTH 00°05'40" EAST, A DISTANCE OF 405.33 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 16;
THENCE NORTH 89°54'58" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 14.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 3;

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PARCEL 2:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 16, BLOCK 3, BRINKHAUS SLOAN LAKE ADDITION 2ND FILING;
THENCE NORTH 89°54'58" WEST, ALONG THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 106.15 FEET TO A POINT 14.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 16;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°05'40" WEST A DISTANCE OF 7.00 FEET;
THENCE SOUTH 89°54'58" EAST, A DISTANCE OF 106.15 FEET TO A POINT ON THE EAST LINE OF SAID LOT 16;

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PARCEL 3:

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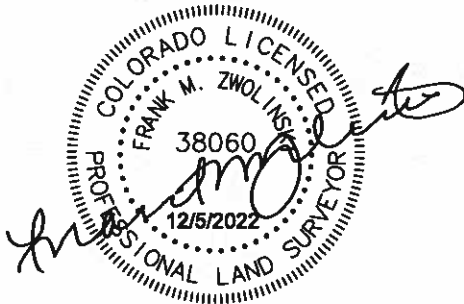
THENCE DEPARTING THE EAST LINE OF SAID LOT 16, NORTH 89°54'58" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°06'02" WEST, A DISTANCE OF 398.32 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1;
THENCE SOUTH 89°54'31" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

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Frank M. Zwolinski, P.L.S.
Colorado License #38060
For and on behalf of Power Surveying Company,
Inc.
303-702-1617



DRAWING BY: JRY
PROJECT NO.

DATE: 8/16/2022
501-20-250

EXHIBIT A Land Description Exhibit

W 1/4 CORNER SECTION 31 T.3S., R.68W.
FOUND 2-1/2" ALUMINUM CAP STAMPED
L.S.13212 IN RANGE BOX 0.6' BELOW
GRADE

S 1/16 CORNER BETWEEN SECTION 31
T.3S., R.68W. AND SECTION 36 T.3S.,
R.69W

WEST 17TH AVENUE
(80' WIDE PUBLIC/PAVED RIGHT-OF-WAY)

N. LINE SW 1/4 SW 1/4 SEC 31, T.3 S., R.68 W. OF THE 6TH P.M.

S 89°54'31" E 305.22'(C) 305'(R)

P.O.B. PARCEL 1
NW COR. LOT 1 BLOCK 3
BRINKHAUS SLOAN LAKE
ADDITION 2ND FILING

20.00' S89°54'31"E
PL-RL 2.00'

20' RANGE LINE

S89°54'31"E

SHERIDAN BOULEVARD
(60' WIDE PUBLIC RIGHT-OF-WAY)

S89°54'31"E
14.00'

NORTH LINE LOT 1
BLOCK 3
BRINKHAUS SLOAN LAKE
ADDITION 2ND FILING

P.O.B. PARCEL 3
NE COR. LOT 1 BLOCK 3
BRINKHAUS SLOAN LAKE
ADDITION 2ND FILING

WEST LINE LOTS
1 THROUGH 16

EAST LINE LOTS 1
THROUGH 16

2.00' PARCEL 3
797 SQFT

14.00' PARCEL 1
5675 SQFT

7.00' PARCEL 2, 743 SQFT
S89°54'58"E 106.15'

N89°54'58" W 108.15'
WEST ANNIE PLACE
(50' WIDE PUBLIC RIGHT-OF-WAY)

P.O.B. PARCEL 2
SE COR. LOT 16 BLOCK 3
BRINKHAUS SLOAN LAKE
ADDITION 2ND FILING

N 89°54'58" W
305.31'(C) 305'(R)

N 00°05'40" W 2639.98' (BASIS OF BEARINGS)
W. LINE SW 1/4 SW 1/4 SEC 31, T.3 S., R.68 W. OF THE 6TH P.M.
N 00°05'40" W 445.34'(C) 445'(R) 20' RANGE LINE
N 00°05'40" W 405.33'

398.32'
S00°06'02"E 398.32'

BRINKHAUS SLOAN LAKE
ADDITION 2ND FILING
BLOCK 3

16' WIDE PUBLIC ALLEY

N00°05'40"W 7.00'

N89°54'58"W 14.00'

SOUTH LINE LOT 16 BLOCK 3
BRINKHAUS SLOAN LAKE
ADDITION 2ND FILING

SW CORNER SEC. 31, T.3S.,
R.68W. OF THE 6TH P.M.
FOUND 3.25" ALUMINUM CAP
STAMPED "PLS 13485" IN RANGE
BOX

SCALE: 1" = 60'



60' 0 30' 60'



Established 1948

6011 BROADWAY
Denver, CO 80221

PH. 303-702-1817
FAX. 303-702-1488
www.powerurveying.com

DRAWING BY: JRY
PROJECT NO.

DATE: 8/16/2022
501-20-250