


**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 8, 2024

**ROW #:** 2024-DEDICATION-0000029 **SCHEDULE #:** Adjacent to 1) 0234920057000, and  
2) 0234920057000

**TITLE:** This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) East 17<sup>th</sup> Avenue, located at the intersection of East 17<sup>th</sup> Avenue and North Pennsylvania Street, and 2) Public Alley, bounded by East 17<sup>th</sup> Avenue, North Pearl Street, East 16<sup>th</sup> Avenue, and North Pennsylvania 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) East 17<sup>th</sup> Avenue, and 2) 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, "1600 N Pennsylvania St."

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) East 17<sup>th</sup> Avenue, and 2) Public Alley. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2024-DEDICATION-0000029-001, 002) HERE.**

A map of the area to be dedicated is attached.

GB/TS/BVS

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Chris Hinds District # 10  
Councilperson Aide, Ondrej Sebek  
Councilperson Aide, Abdullah Saquib  
Councilperson Aide, Sarai Castellanos Vega  
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 Savich  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2024-DEDICATION-0000029

**City and County of Denver Department of Transportation & Infrastructure**  
Right-of-Way Services  
201 W. Colfax Ave. | Denver, CO 80215  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
Phone: 720-913-1311

# 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: October 8, 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 two City-owned parcels of land as Public Right-of-Way as 1) East 17th Avenue, located at the intersection of East 17th Avenue and North Pennsylvania Street, and 2) Public Alley, bounded by East 17th Avenue, North Pearl Street, East 16th Avenue, and North Pennsylvania Street.

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: Beverly Van Slyke	Name: Alaina McWhorter
Email: <a href="mailto:Beverly.VanSlyke@Denvergov.org">Beverly.VanSlyke@Denvergov.org</a>	Email: <a href="mailto:Alaina.McWhorter@denvergov.org">Alaina.McWhorter@denvergov.org</a>

5. **General description or background of proposed request. Attach executive summary if more space needed:**  
Proposing to build a new apartment building. The developer was asked to dedicate two parcels of land as 1) East 17th Avenue, and 2) Public Alley.

6. **City Attorney assigned to this request (if applicable):**

7. **City Council District:** Chris Hinds, District #10

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?

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*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

## EXECUTIVE SUMMARY

**Project Title:** 2024-DEDICATION-0000029

**Description of Proposed Project:** Proposing to build a new apartment building. The developer was asked to dedicate two parcels of land as 1) East 17th Avenue, and 2) 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) East 17th Avenue, and 2) 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

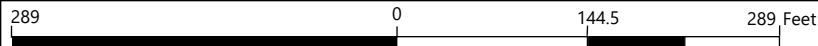
**Additional information:** This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) East 17th Avenue, and 2) Public Alley, as part of the development project called, "1600 N Pennsylvania St."





Legend

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



**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000029-001:**

LEGAL DESCRIPTION - STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 26TH DAY OF SEPTEMBER, 2024, AT RECEPTION NUMBER 2024089962 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOT 1, BLOCK 299, CLEMENT'S ADDITION TO THE CITY OF DENVER, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO. SAID PARCELS BEING DESCRIBED AS FOLLOWS:

THE NORTH 1.00 FOOT OF LOT 1, BLOCK 299, CLEMENT'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 0.003 ACRES (124.99 SQ. FEET), MORE OR LESS.

**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000029-002:**

LEGAL DESCRIPTION – ALLEY PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 26TH DAY OF SEPTEMBER, 2024, AT RECEPTION NUMBER 2024089962 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 1 THROUGH 6, BLOCK 299, CLEMENT'S ADDITION TO THE CITY OF DENVER, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO. SAID PARCELS BEING DESCRIBED AS FOLLOWS:

THE EAST 2.00 FEET OF LOTS 1 THROUGH 6, EXCEPT THE EAST 2.00 FEET OF THE NORTH 1.00 FOOT OF SAID LOT 1, BLOCK 299, CLEMENT'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 0.007 ACRES (299.03 SQ. FEET), MORE OR LESS.



09/26/2024 10:28 AM  
City & County of Denver  
Electronically Recorded

R \$0.00

WD

D \$0.00

After signing, return to:  
City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Division of Real Estate  
Denver, Colorado 80202  
**Project Description: 2024-DEDICATION-0000029**  
**Asset Mgmt No.: 24-202**

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 23rd day of September, 2024, by **1700 PENN LLC**, a Colorado limited liability company, whose address is 1615 California Street, Suite 707, Denver, CO 80202, 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:

1700 PENN LLC, a Colorado limited liability company

By: [Signature]

Name: PANAYES J DIKEOV

Its: MANAGER

STATE OF Colorado )

) ss.

COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of September, 2024 by Panayes J. DiKeov, as Manager of 1700 PENN LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 2/4/2028

Mary M. Schooner  
Notary Public

MARY M. SCHOONER  
Notary Public  
State of Colorado  
Notary ID # 20164004626  
My Commission Expires 02-04-2028



**EXHIBIT "A"**

## LAND DESCRIPTION

SHEET 1 OF 2

**PARCEL 1:**

A PORTION OF LOT 1, BLOCK 299, CLEMENT'S ADDITION TO THE CITY OF DENVER, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO. SAID PARCELS BEING DESCRIBED AS FOLLOWS:

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**PARCEL 2:**

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CONTAINING 0.007 ACRES (299.03 SQ. FEET), MORE OR LESS.

Prepared for and on Behalf of  
CobbFendley and Associates  
8585 Concord Center Drive  
Building 1, Suite 300  
Englewood, CO 80112  
Ph: 720.216.1922 Darren Leveille

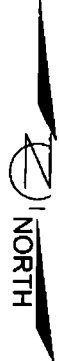
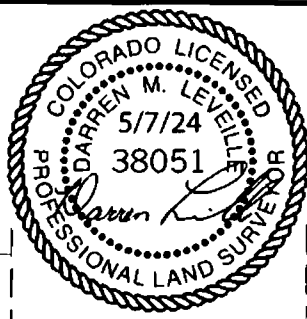


# EXHIBIT "A"

2022PM350-ROW

ILLUSTRATION

SHEET 2 OF 2



BLOCK 283

BLOCK 285  
CLEMENT'S ADDITION  
TO THE CITY OF DENVER

BLOCK 298  
CLEMENT'S ADDITION  
TO THE CITY OF DENVER

N89°50'30"E 345.98' (346.00')

FOUND #6 REBAR WITH  
3.25" ALUMINUM CAP  
LS 34183 IN MONUMENT BOX  
PER MONUMENT TIE OUT  
SHEET 2014-1055

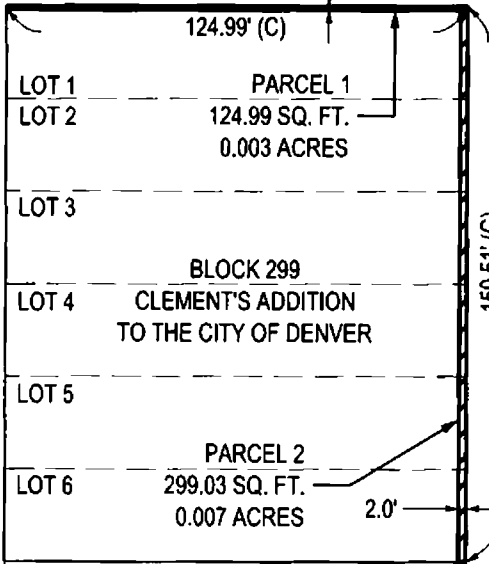
20.0' PLATTED RANGE LINE  
17TH AVENUE  
(80.00' PLATTED RIGHT OF WAY)

FOUND #6 REBAR WITH  
3.25" ALUMINUM CAP  
LS 38064 IN MONUMENT BOX  
PER MONUMENT TIE OUT  
SHEET 2015-0837

S00°11'47"E 581.85' (581.50')  
20.0' PLATTED RANGE LINE

PENNSYLVANIA STREET  
(80.00' PLATTED RIGHT OF WAY)

BLOCK 284  
CLEMENT'S ADD.  
CITY OF DENVER



LOT40  
LOT39

LOT38

LOT37

LOT36

LOT35

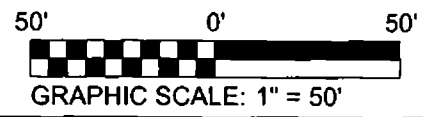
LOT34

LOT33

LOT32

16' PLATTED ALLEY

FOUND #6 REBAR WITH  
3.25" ALUMINUM CAP  
LS 34183 IN MONUMENT BOX  
PER MONUMENT TIE OUT  
SHEET 2014-1054



COBBFENDLEY PROJECT NO.		2206-178-01	
CLIENT PROJECT NO.		1674 N PENNSYLVANIA ST	
REVISION DESCRIPTION			
DRAWN BY:	DML	DATE:	11-02-23
		SCALE:	1" = 50'

**CobbFendley**  
8585 CONCORD CENTER DRIVE  
BUILDING 1, SUITE 300  
ENGLEWOOD CO 80112  
720.216.1922 | fax 720.787.4804 | www.cobbfendley.com

THE PORTION OF LOTS 1 THROUGH 6, BLOCK 299  
CLEMENT'S ADDITION TO THE CITY OF DENVER,

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34,  
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

REVISION: DRAWING NO. SHEET NO. 2 OF 2