


REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Ivone Avila-Ponce, City Attorney's Office

FROM: Matt R. Bryner, P.E., Director, Right-of-Way Services 
Matt R. Bryner (Aug 25, 2022 12:25 MDT)

DATE: June 3, 2022

ROW #: 2021-DEDICATION-0000171 **SCHEDULE #:** Adjacent to 1) 0226403003000
2) 0226403036000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by Welton St., 30th St., Glenarm Pl., and 29th 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, "NuRoot."

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-0000171-001) HERE.

A map of the area to be dedicated is attached.

MB/TS/LRA

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Candi CdeBaca District # 9
Councilperson Aide, Liz Stalnaker
Councilperson Aide, Ashlee Wedgeworth
Councilperson Aide, Jessica Zender
Councilperson Aide, Brea Zeise
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, Ivone Avila-Ponce
Department of Law, Uyen Tran
Department of Law, Stefanie Raph
DOTI Survey, Thomas Savich
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2021-DEDICATION-0000171

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: June 3, 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 Welton St., 30th St., Glenarm Pl., and 29th 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

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:** 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, "NuRoot."

****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 Welton St., 30th St., Glenarm Pl., and 29th St.
- d. **Affected Council District:** Candi CdeBaca District # 9
- 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-0000171

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

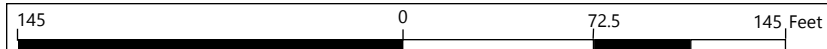
Will an easement be placed over a vacated area, and if so explain: N/A

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, "NuRoot."



- ### 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



PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000171-001:

LAND DESCRIPTION - ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 22ND DAY OF APRIL, 2022, AT RECEPTION NUMBER 2022055360 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND TWO (2) FEET IN WIDTH BEING A PORTION OF LOTS 5, 6 AND 7, BLOCK 76, CASE & EBERTS ADDITION TO DENVER, CITY & COUNTY OF DENVER RECORDS LYING IN THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST CORNER OF SAID LOT 5;
THENCE SOUTHWESTERLY 75 FEET ALONG THE SOUTHEASTERLY LINES OF SAID LOTS 5, 6 AND 7 TO THE SOUTH CORNER OF SAID LOT 7;
THENCE NORTHWESTERLY TWO (2) FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 7;
THENCE NORTHEASTERLY 75 FEET PARALLEL WITH SAID SOUTHEASTERLY LINES TO THE NORTHEASTERLY LINE OF SAID LOT 5;
THENCE SOUTHEASTERLY TWO (2) FEET ALONG SAID NORTHEASTERLY LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 150 SQUARE FEET, MORE OR LESS.



2022055360

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-0000171
Asset Mgmt No.: 22-087

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 20th day of April, 2022, by **SID, LLC**, a Colorado limited liability company whose address is 2942 Welton Street, Denver, CO 80205, 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:

SID, LLC
a Colorado limited liability company

By: [Signature]
Deva Montalbano, as Member

By: [Signature]
Joseph M. Montalbano, as Member

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 22nd day of April, 2022
by Joseph + Deva Montalbano, as members of SID,
a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 6/11/2023

MARIE CONIGLIARO
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20154023031
MY COMMISSION EXPIRES JUN 11, 2023

[Signature]
Notary Public



EXHIBIT A

Property address: 2942 & 2944 Welton Street, Denver, Colorado

A parcel of land two (2) feet in width being a portion of Lots 5, 6 and 7, Block 76, CASE & EBERTS ADDITION TO DENVER, City & County of Denver Records lying in the Southwest one-quarter (SW ¼) of Section 26, Township 3 South, Range 68 West of the 6th Principal Meridian, City & County of Denver, State of Colorado, described as follows:

Beginning at the east corner of said Lot 5;
thence southwesterly 75 feet along the southeasterly lines of said Lots 5, 6 and 7 to the south corner of said Lot 7;
thence northwesterly two (2) feet along the southwesterly line of said Lot 7;
thence northeasterly 75 feet parallel with said southeasterly lines to the northeasterly line of said Lot 5;
thence southeasterly two (2) feet along said northeasterly line to the Point of Beginning.

Said parcel contains 150 square feet, more or less.

An illustration for this parcel description on Sheet 2 of 2 is attached hereto and made a part hereof.

The author of this description is Mr. John S. Lambert, PLS 13212, a registered professional land surveyor licensed to practice in the State of Colorado. The description was written for SID, LLC, and on behalf of Lambert Land Consulting, LLC, on January 4, 2021 under Job Number L20-114, and is NOT to be construed as representing a monumented land survey.

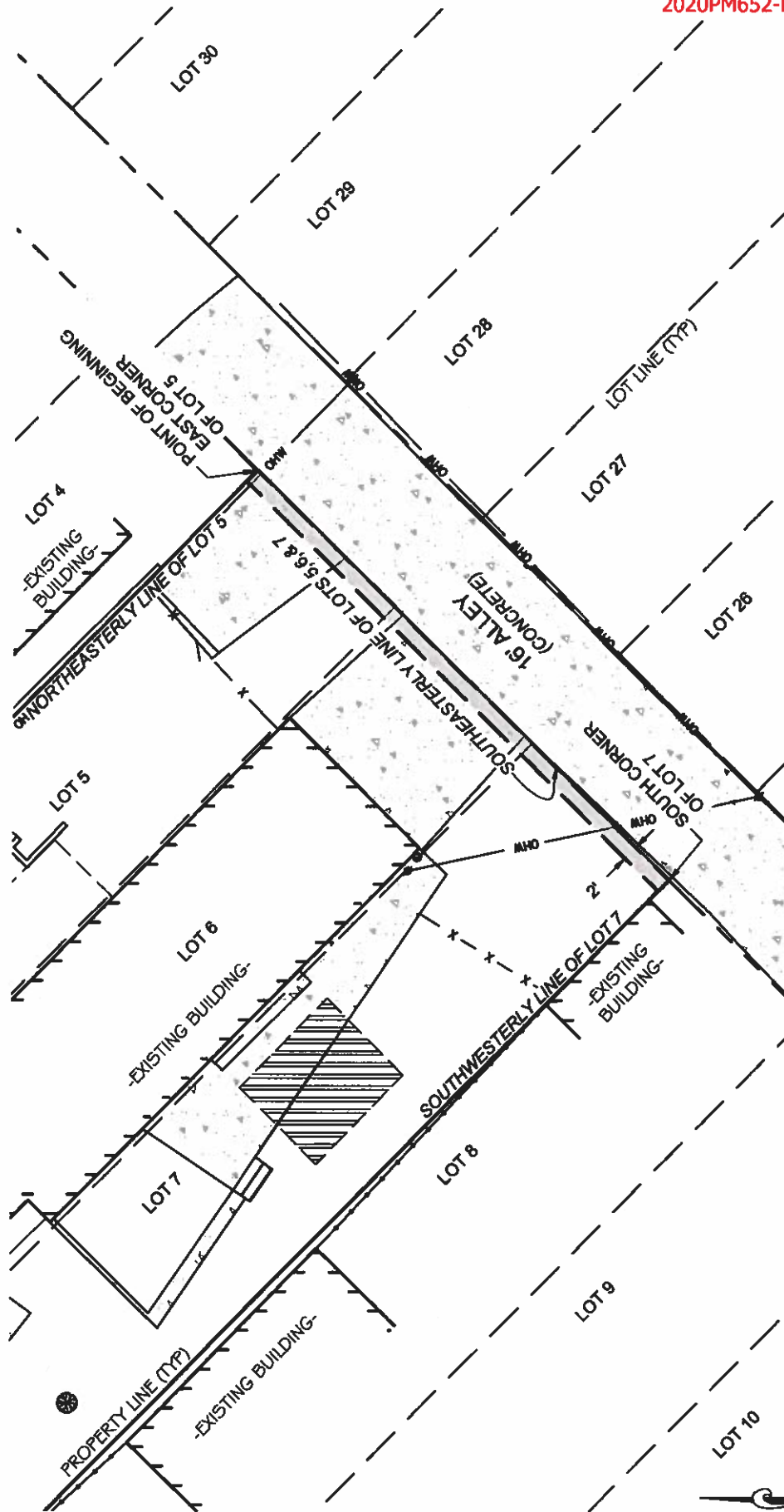


L A M B E R T
LAND CONSULTING

ILLUSTRATION

SHEET 2 OF 2

SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6th P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO



#	Date	Revisions
0	1-4-2021	ORIGINAL DOCUMENT - MTS

Prepared for:

Project#: L20-114

STUDIOTROPE



Lambert Land Consulting, LLC
417 S. Whitcomb Street · Fort Collins · Colorado 80521
Phone 970.217.2190 · 970.232.9830 Fax

