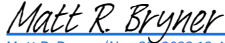


REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

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

FROM: Matt R. Bryner, P.E., Director, Right-of-Way Services 
Matt R. Bryner (Nov 22, 2022 12:47 MST)

DATE: November 22, 2022

ROW #: 2022-DEDICATION-0000066 **SCHEDULE #:** Adjacent to 1) 0234914014000, and 2) 0234914039000 and 0234914014000

TITLE: This request is to dedicate two City-owned parcels of land as 1) E. 17th Ave., located at the intersection of E. 17th Ave., and N. Washington St., and 2) Public Alley, bounded by E. 17th Ave., N. Pearl St., E. 18th Ave., and N. Washington 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 1) E. 17th Ave., 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, "17th and Washington."

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) E. 17th Ave., and 2) Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2022-DEDICATION-0000066-001, 002) HERE.

A map of the area to be dedicated is attached.

MB/TS /DG

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Chris Hinds District # 10
Councilperson Aide, Hannah Bernick
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 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, Joann Tristani
Department of Law, Stefanie Raph
DOTI Survey, Thomas Savich
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2022-DEDICATION-0000066

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: November 22, 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 two City-owned parcels of land as 1) E. 17th Ave., located at the intersection of E. 17th Ave., and N. Washington St., and 2) Public Alley, bounded by E. 17th Ave., N. Pearl St., E. 18th Ave., and N. Washington St.

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:** This project proposes to build a 5-story mixed use building on an existing parking lot. The address is 1717 N. Washington St. The developer was asked to dedicate two parcels as 1) E. 17th Ave., and 2) 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 E. 17th Ave., N. Pearl St., E. 18th Ave., and N. Washington St.
- d. **Affected Council District:** City Councilperson, Chris Hinds District # 10
- 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-0000066

Description of Proposed Project: This project proposes to build a 5-story mixed use building on an existing parking lot. The address is 1717 N. Washington St. The developer was asked to dedicate two parcels as 1) E. 17th Ave., 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) E. 17th Ave., 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

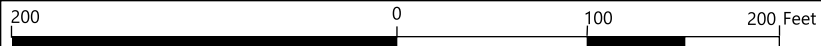
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) E. 17th Ave., and 2) Public Alley, as part of a development project called, "17th and Washington."



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. 2022-DEDICATION-0000066-001:

LAND DESCRIPTION - STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 16TH DAY OF NOVEMBER, 2022, AT RECEPTION NUMBER 2022141768 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE SOUTHERLY 1.00 FOOT OF LOT 21, BLOCK 298, CLEMENTS' ADDITION TO THE CITY OF DENVER, SITUATE IN THE SE 1/4 OF SECTION 34, T.3.S., R.68.W. OF THE SIXTH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO, CONTAINING AN AREA OF 125 SQ. FT., +/-.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000066-002:

LAND DESCRIPTION - ALLEY PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 16TH DAY OF NOVEMBER, 2022, AT RECEPTION NUMBER 2022141768 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE WESTERLY 2.00 FEET OF LOTS 21, 22, 23 & 24, EXCEPT THE SOUTHERLY 1.00 FOOT OF LOT 21, BLOCK 298, CLEMENTS' ADDITION TO THE CITY OF DENVER, SITUATE IN THE SE 1/4 OF SECTION 34, T.3.S., R.68.W. OF THE SIXTH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO, CONTAINING AN AREA OF 199 SQ. FT., +/-.

After signing, return to:
Division of Real Estate
Attn: Jason Clements
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: 2022-DEDICATION-0000066
Asset Mgmt No.: 22-045



2022141768
Page: 1 of 4
D \$0.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 2nd day of November, 2022, by **GS WASHINGTON, LP**, a Colorado limited partnership, whose address is 1790 n. Gaylord Street, Unit 100, 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:

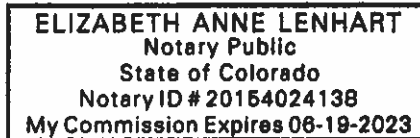
GS WASHINGTON, LP, a Colorado limited partnership

By: 

Name: CHRIS LONIGRO

Its: MANAGER, UPTOWN PARTNERS LLC

STATE OF Colorado)
) ss.
COUNTY OF Denver)



The foregoing instrument was acknowledged before me this 2nd day of November 2022 by Chris Lonigro, as Manager of GS WASHINGTON, LP, a Colorado limited partnership.

Witness my hand and official seal.

My commission expires: 06-19-2023



Notary Public

**"EXHIBIT A"
LAND DESCRIPTION
PARCEL 1 & PARCEL 2**

**SITUATE
IN THE SE 1/4 OF SECTION 34, T.3.S., R.68.W. OF THE SIXTH P.M.
CITY & COUNTY OF DENVER, STATE OF COLORADO**

LAND DESCRIPTION PARCEL 1:

THE SOUTHERLY 1.00 FOOT OF LOT 21, BLOCK 298, CLEMENTS' ADDITION TO THE CITY OF DENVER, SITUATE IN THE SE 1/4 OF SECTION 34, T.3.S., R.68.W. OF THE SIXTH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO, CONTAINING AN AREA OF 125 SQ. FT., +/-.

LAND DESCRIPTION PARCEL 2:

THE WESTERLY 2.00 FEET OF LOTS 21, 22, 23 & 24, EXCEPT THE SOUTHERLY 1.00 FOOT OF LOT 21, BLOCK 298, CLEMENTS' ADDITION TO THE CITY OF DENVER, SITUATE IN THE SE 1/4 OF SECTION 34, T.3.S., R.68.W. OF THE SIXTH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO, CONTAINING AN AREA OF 199 SQ. FT., +/-.

NOTES:

- 1) LINEAL UNITS: U.S. SURVEY FEET. PURSUANT TO 38-52-103(2) C.R.S. THE CONVERSION FACTOR IS: ONE METER EQUALS 3937/1200 FEET.
- 2) NOTICE 13-80-105(3)(a) C.R.S.: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

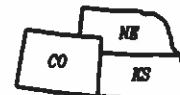
SURVEYOR'S CERTIFICATION:

I, BRADLEY D. PETERSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS "EXHIBIT" WHICH IS BASED UPON A 03 NOVEMBER, 2021 "ALTA/NSPS LAND TITLE SURVEY" WAS GENERATED BY ME & IS CORRECT TO THE BEST OF MY PROFESSIONAL BELIEF, KNOWLEDGE & OPINION.

Bradley D. Peterson
28660
14 SEPT '22
PROFESSIONAL LAND SURVEYOR

BRADLEY D. PETERSON, P.L.S. NO. 28660
FOR & ON BEHALF OF TRISTATE SURVEYING, INC.

TRISTATE SURVEYING, INC.
Bradley D. Peterson, PLS

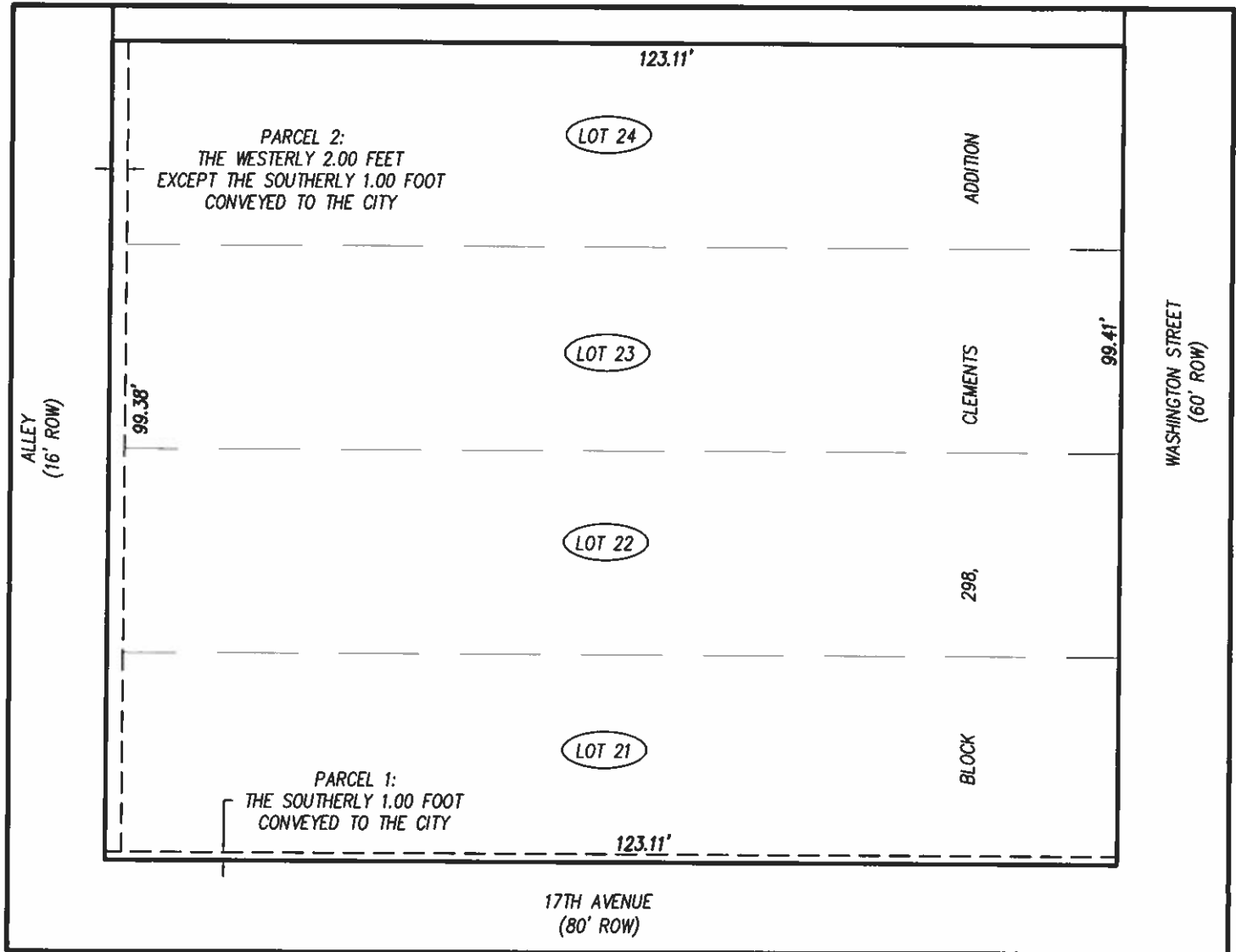


7371 S. DELAWARE STREET LITTLETON, CO 80120-4220
303-986-9072 bred@tristatesurveying.com

DRAWN BY: BDP	DATE: 14 SEPT 22
CHECKED BY: JLT	DESCRIPTION: DESCRIPTION
JOB NO.: 202133	SHEET 1 OF 2

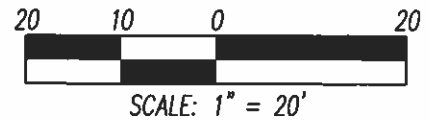
**"EXHIBIT A"
ILLUSTRATION**

**SITUATE
IN THE SE 1/4 OF SECTION 34, T.3.S., R.68.W. OF THE SIXTH P.M.
CITY & COUNTY OF DENVER, STATE OF COLORADO**



NOTE:

1) LINEAL UNITS: U.S. SURVEY FEET. PURSUANT TO 38-52-103(2) C.R.S. THE CONVERSION FACTOR IS: ONE METER EQUALS 39.37/1200 FEET.



SURVEYOR'S CERTIFICATION:

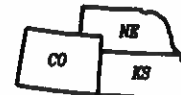
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Bradley D. Peterson
28660
14 SEPT 22
BRADLEY D. PETERSON, P.L.S. NO. 28660
FOR & ON BEHALF OF TRISTATE SURVEYING, INC.



TRISTATE SURVEYING, INC.

Bradley D. Peterson, PLS



7371 S. DELAWARE STREET LITTLETON, CO 80120-4220
303-946-9072 brad@tristatesurveying.com

DRAWN BY:	BDP	DATE:	14 SEPT 22
CHECKED BY:	JLT	ILLUSTRATION	DRAWING NO.:
JOB NO.:	202133	SHEET	2 OF 2