



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: March 26, 2024

ROW #: 2020-DEDICATION-0000089 **SCHEDULE #:** 0221403011000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by West 44th Avenue, North Jason St, West 43rd Avenue, & North Kalamath 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 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, “4301 Jason Bldg 3.”

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 # (2020-DEDICATION-0000089-001) HERE.

A map of the area to be dedicated is attached.

GB/TB/BVS

- 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, Nicholas Williams
- 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, Katie Ehlers
- Department of Law, Mar’quasa Maes
- DOTI Survey, Thomas Breitnauer
- DOTI Ordinance
- Owner: City and County of Denver
- Project file folder DES # 2020-DEDICATION-0000089

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 the Mayor's Legislative Team
at MileHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: March 26, 2024

Please mark one: Bill Request or Resolution Request

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 Alley, bounded by West 44th Avenue, North Jason St, West 43rd Avenue, & North Kalamath 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 J. Van Slyke	Name: Nicholas Williams
Email: Beverly.VanSlyke@denvergov.org	Email: Nicholas.Williams@denvergov.org

5. **General description or background of proposed request. Attach executive summary if more space needed:**
Proposing to build a new commercial building. The 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****

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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Project Title: 2020-DEDICATION-0000089

Description of Proposed Project: Proposing to build a new commercial building. The 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, "4301 Jason Bldg 3."



Legend

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

Parcel 001 to be dedicated

145 0 72.5 145 Feet

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-000089-001:

LAND DESCRIPTION - ALLEY PARCEL NO 1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF MARCH, 2021, AT RECEPTION NUMBER 2021037807 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE WEST 2.00 FEET OF LOTS 20 THROUGH 23, BLOCK 2, VIADUCT ADDITION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE WEST LINES OF SAID LOTS 20 THROUGH 23. MONUMENTED OF THE SOUTHWEST CORNER OF SAID LOT 20 WITH A NO. 5 REBAR AND ORANGE PLASTIC CAP, STAMPED "PLS 38141 AND AT THE NORTHWEST CORNER OF SAID LOT 23 WITH A NO. 4 REBAR AND YELLOW PLASTIC CAP, STAMPED "LINN INC PLS 14114" AND IS ASSUMED TO BEAR N 00°04'39" E.

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 20;
THENCE N 00°04'39" E, ALONG THE WEST LINES OF SAID LOTS 20 THROUGH 23, A DISTANCE OF 99.82 FEET TO THE NORTHWEST CORNER OF SAID LOT 23;
THENCE S 89°56'03" E, ALONG THE NORTH LINE OF SAID LOT 23, A DISTANCE OF 2.00 FEET;
THENCE S 00°04'39" W, PARALLEL WITH AND 2.00 FEET EAST OF SAID WEST LINES, A DISTANCE OF 99.82 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 20;
THENCE N 59°55'13" W, ALONG SAID SOUTH LINE. A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A TOTAL CALCULATED AREA OF 200 SQUARE FEET (0.005 ACRES) OF LAND, MORE OR LESS.



2021037807

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: 2020-Dedication-0000089
Asset Mgmt No.: 21-036

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 01 day of March, 2021, by **DAVID FREYRE**, an individual, whose address is 1781 West 55th Place, Denver, CO 80221, 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:

DAVID FREYRE

By:



STATE OF Colorado)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 1st day of March, 2021
by David Freyre.

Witness my hand and official seal.

My commission expires: 8-24-21

SHELLEY CHRISTMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974015548
MY COMMISSION EXPIRES 08/24/2021


Notary Public

EXHIBIT A

LAND DESCRIPTION

SHEET 1 OF 2

2018-PROJMSTR-0000637-ROW-001

LAND DESCRIPTION

The West 2.00 feet of Lots 20 through 23, Block 2, Viaduct Addition, located in the Southeast Quarter of Section 21, Township 3 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado, more particularly described as follows:

Bearings are based on the the West lines of said Lots 20 through 23, monumented at the Southwest corner of said Lot 20 with a No. 5 rebar and orange plastic cap, stamped "PLS 38141" and at the Northwest corner of said Lot 23 with a No. 4 rebar and yellow plastic cap, stamped "LINN INC PLS 14114" and is assumed to bear N 00°04'39" E.

BEGINNING at the Southwest corner of said Lot 20;

thence N 00°04'39" E, along the West lines of said Lots 20 through 23, a distance of 99.82 feet to the Northwest corner of said Lot 23;

thence S 89°56'03" E, along the North line of said Lot 23, a distance of 2.00 feet;

thence S 00°04'39" W, parallel with and 2.00 feet East of said West lines, a distance of 99.82 feet to a point on the South line of said Lot 20;

thence N 89°55'13" W, along said South line, a distance of 2.00 feet to the POINT OF BEGINNING;

Containing a total calculated area of 200 square feet (0.005 acres) of land, more or less.

BARRON LAND

BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION

2790 N. Academy Blvd. Suite 311
Colorado Springs, CO 80917

P: 719.360.6827
F: 719.466.6527

www.BARRONLAND.com

DATE: 03/17/2020

REV. DATE: 07/14/2020

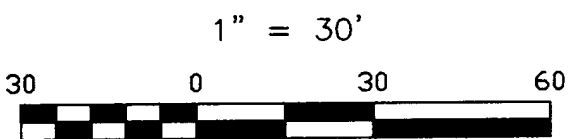
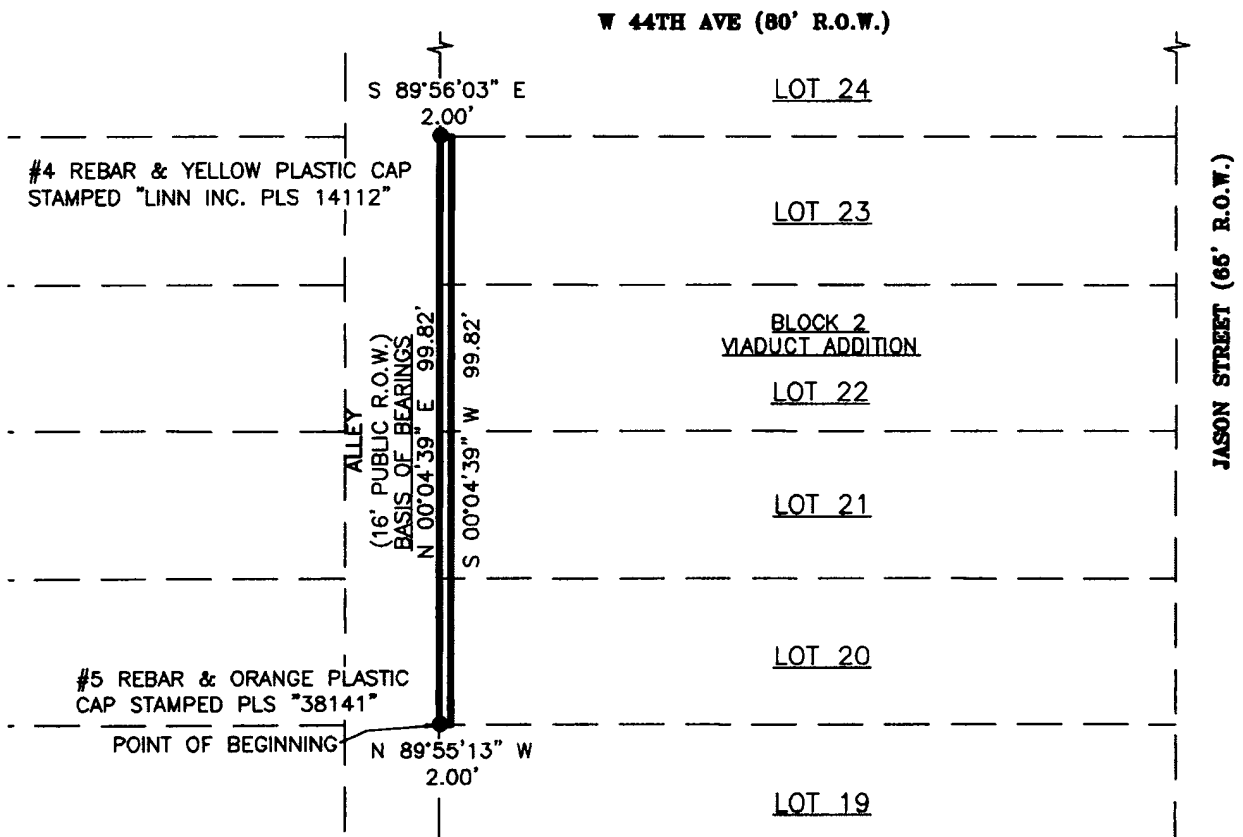
PROJECT No.: 19-019

SHEET 1 OF 2

2018-PROJMSTR-0000637-ROW-001

EXHIBIT A

SHEET 2 OF 2



BARRON LAND

BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION
 2790 N. Academy Blvd. Suite 311 P: 719.360.6827
 Colorado Springs, CO 80917 F: 719.466.6527

www.BARRONLAND.com

DATE: 03/17/2020

REV. DATE: 07/14/2020

PROJECT No.: 19-019

SHEET 2 OF 2