


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: August 30, 2023

ROW #: 2022-DEDICATION-0000101 **SCHEDULE #:** Adjacent to 0526606032000, 0526606033000, and 0526606034000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by South High Street, East Iliff Avenue, South Williams Street, and East Wesley Avenue.

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, "High Street Duos."

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 # (2022-DEDICATION-0000101-001) HERE.

A map of the area to be dedicated is attached.

MB/KS/LRA

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Paul Kashmann District # 6
Councilperson Aide, Brent Fahrberger
Councilperson Aide, Elise Bupp
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, Kathy Svechovsky
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2022-DEDICATION-0000101

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: August 30, 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 a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by South High Street, East Iliff Avenue, South Williams Street, and East Wesley Avenue.

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:** 720-865-3112
- **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:** Demolition of existing single-family structures and build 6 duplexes. The developer has been asked to dedicate a parcel of land as 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 South High Street, East Iliff Avenue, South Williams Street, and East Wesley Avenue.
- d. **Affected Council District:** Paul Kashmann, District # 6
- 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-0000101

Description of Proposed Project: Demolition of existing single-family structures and build 6 duplexes. The developer has been 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

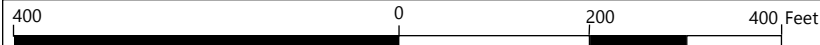
Will an easement relinquishment be submitted at a later date: N/A

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 a development project called, "High Street Duos."



Legend

- Streets
- Alleys
- ▭ County Boundary
- ▭ Parcels



PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000101-001:

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 AUGUST, 2023, AT RECEPTION NUMBER 2023081021 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 31 THROUGH 36, BLOCK 39, EVANSTON - 3RD FILING AND, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 2.5 FEET OF SAID LOTS 31 THROUGH 36, BLOCK 39, EVANSTON - 3RD FILING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 374.73 ± SQ. FT. (0.009 ± ACRES); MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 21.5' RANGE LINE ALONG S. HIGH ST. BETWEEN A FOUND #6 REBAR WITH NO CAP IN RANGE BOX AT THE INTERSECTION OF E. WESLEY AVE. AND S. HIGH ST. AND A FOUND #6 REBAR WITH NO CAP IN RANGE BOX AT THE INTERSECTION OF E. ILIFF AVE. AND S. HIGH ST.. ASSUMED TO BEAR N00°06'00"W.



08/22/2023 04:05 PM
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: 2022-DEDICATION-0000101
Asset Mgmt No.: 23-190

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 22 day of August, 2023, by **GALLEGOS ESTATE LLC**, a Colorado limited liability company, whose address is 3064 S Colorado Blvd, Denver, Co 80222, 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:

GALLEGOS ESTATE LLC, a Colorado limited liability company

By: Keith Gallegos

Name: Keith Gallegos

Its: Manager

STATE OF CO)

) ss.

COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 22 day of AUG, 2023 by KEITH GALLEGOS, as MANAGER of GALLEGOS ESTATE LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 7-19-27

Kevin T Shigio
Notary Public



EXHIBIT A
PAGE 1 OF 2

2021-projmstr-0000717-ROW

LAND DESCRIPTION:

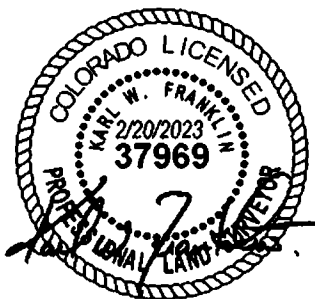
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Prepared By:
Altitude Land Consultants, Inc
Karl W. Franklin, PE-PLS-EXW
Colorado PLS 37969

Date: 2/20/2023
Job No. 21-076



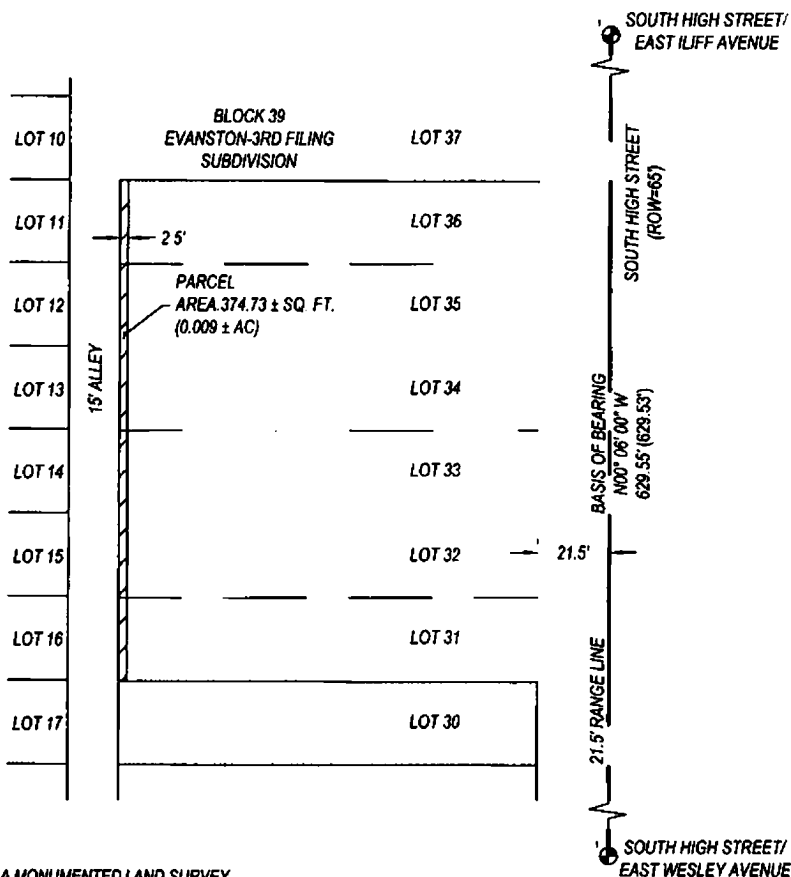
3461 Ringsby Court, Suite 125
Denver, CO 80216

2727 N. Cascade, #160 Colorado Springs,
CO 80907

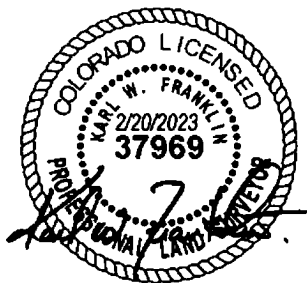
720.594.9494
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

EXHIBIT A
PAGE 2 OF 2

2021-projmstr-0000717-ROW



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT ONLY THE ATTACHED LEGAL DESCRIPTION.

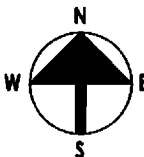


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Denver, CO 80216






2727 N. Cascade, #160 Colorado Springs,
CO 80907

720.594.9494
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

Date: 2/20/2023
Job No. 21-076



LEGEND:

-  1
-  RANGE LINE
-  ADJACENT PROPERTY LINE
-  INTERIOR PROPERTY LINE
-  DEDICATION AREA