


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: November 29, 2023

ROW #: 2021-DEDICATION-0000106 **SCHEDULE #:** 0131306031000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as North Colorado Boulevard, located at the intersection of North Colorado Boulevard and East 18th 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 North Colorado Boulevard. 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, "4005-4015 18th Ave."

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 North Colorado Boulevard. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2021-DEDICATION-0000106-001) HERE.

A map of the area to be dedicated is attached.

MB/TB/LRA

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Darrell Watson, District # 9
Councilperson Aide, N/A
Councilperson Aide, N/A
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, Thomas Breitnauer
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2021-DEDICATION-0000106

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 29, 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 North Colorado Boulevard, located at the intersection of North Colorado Boulevard and East 18th 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:** Proposing on vacant land to build a single-family structure. The developer has been asked to dedicate a parcel of land as North Colorado Boulevard.

****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:** At the intersection of North Colorado Boulevard and East 18th Avenue
- d. **Affected Council District:** Darrell Watson, 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-0000106

Description of Proposed Project: Proposing on vacant land to build a single-family structure. The developer has been asked to dedicate a parcel of land as North Colorado Boulevard.

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 North Colorado Boulevard.

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

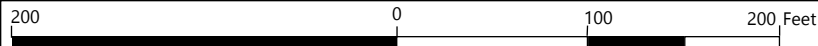
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as North Colorado Boulevard, as part of a development project called, "4005-4015 18th Ave."



Legend

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



PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000106-001:

LAND DESCRIPTION - STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF JANUARY, 2022, AT RECEPTION NUMBER 2022007477 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:
A PARCEL OF LAND OVER THE WEST 2.00 FEET OF LOTS 11 THROUGH 15, AND PART OF LOT 10, BLOCK 25, GROMMON'S RE-SUBDIVISION OF BLOCK 25 HARTMAN'S ADDITION TO THE CITY OF DENVER, NOW REFERRED TO AS ZONE LOT A (4005 E. 18TH AVE.), LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF SAID LOTS IN SAID GROMMON'S, SAID ZONE LOT A TO BEAR N00°01'44"E, 124.04 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT A FOUND #5 REBAR AT THE SOUTHWEST CORNER OF ZONE LOT A; THENCE N00°01'44"E ALONG SAID WEST LINE OF ZONE LOT A, 124.04 FEET TO THE NORTHWEST CORNER OF SAID ZONE LOT A; THENCE N89°46'59"E, 2.00 FEET; THENCE S00°01'44"W 2.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE; 124.03 FEET TO THE SOUTH LINE OF SAID ZONE LOT A; THENCE S89°45'58"W, 2.00 FEET TO THE SOUTHWEST CORNER OF SAID ZONE LOT A AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 248 SQ.FT., MORE OR LESS.



01/18/2022 03:11 PM
City & County of Denver

R \$0.00

WD

2022007477

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-0000106
Asset Mgmt No.: 22-008

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 11th day of JANUARY, 2022, by **1800 COLORADO BLVD, LLC**, a Colorado limited liability company, whose address is 16836 E Weaver Pl., Aurora, CO 80016, 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:

1800 COLORADO BLVD, LLC, a Colorado limited liability company

By: NICK DUNASKE

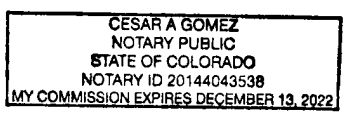
Name: PARTNER

Its: *[Signature]*

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 11th day of January, 2022
by Nick Dunaske, as Partner of 1800 Colorado Blvd, LLC
a Colorado limited liability company.

Witness my hand and official seal.



My commission expires: December 13, 2022

[Signature]
Notary Public

EXHIBIT "A"

2021PM169-ROW

RIGHT-OF-WAY DEDICATION
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH,
 RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO
 SHEET 1 OF 2

A PARCEL OF LAND OVER THE WEST 2.00 FEET OF LOTS 11 THROUGH 15, AND PART OF LOT 10, BLOCK 25, GROMMON'S RE-SUBDIVISION OF BLOCK 25 HARTMAN'S ADDITION TO THE CITY OF DENVER, NOW REFERRED TO AS ZONE LOT A (4005 E. 18TH AVE.), LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID PARCEL CONTAINING 248 SQ.FT., MORE OR LESS.

I, EDGAR T. BRISTOW, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



EDGAR T. BRISTOW
 COLORADO P.L.S. #19588
 PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 21-75767-REV1
 DRAWN BY: W. BECKETT
 DATE: JULY 29, 2021

Flatirons, Inc.
 Land Surveying Services

3825 IRIS AVE, STE 395
 BOULDER, CO 80301
 PH: (303) 443-7001
 FAX: (303) 443-9830
 www.FlatironsInc.com

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

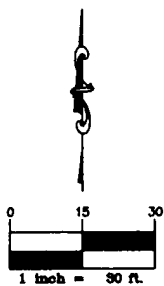
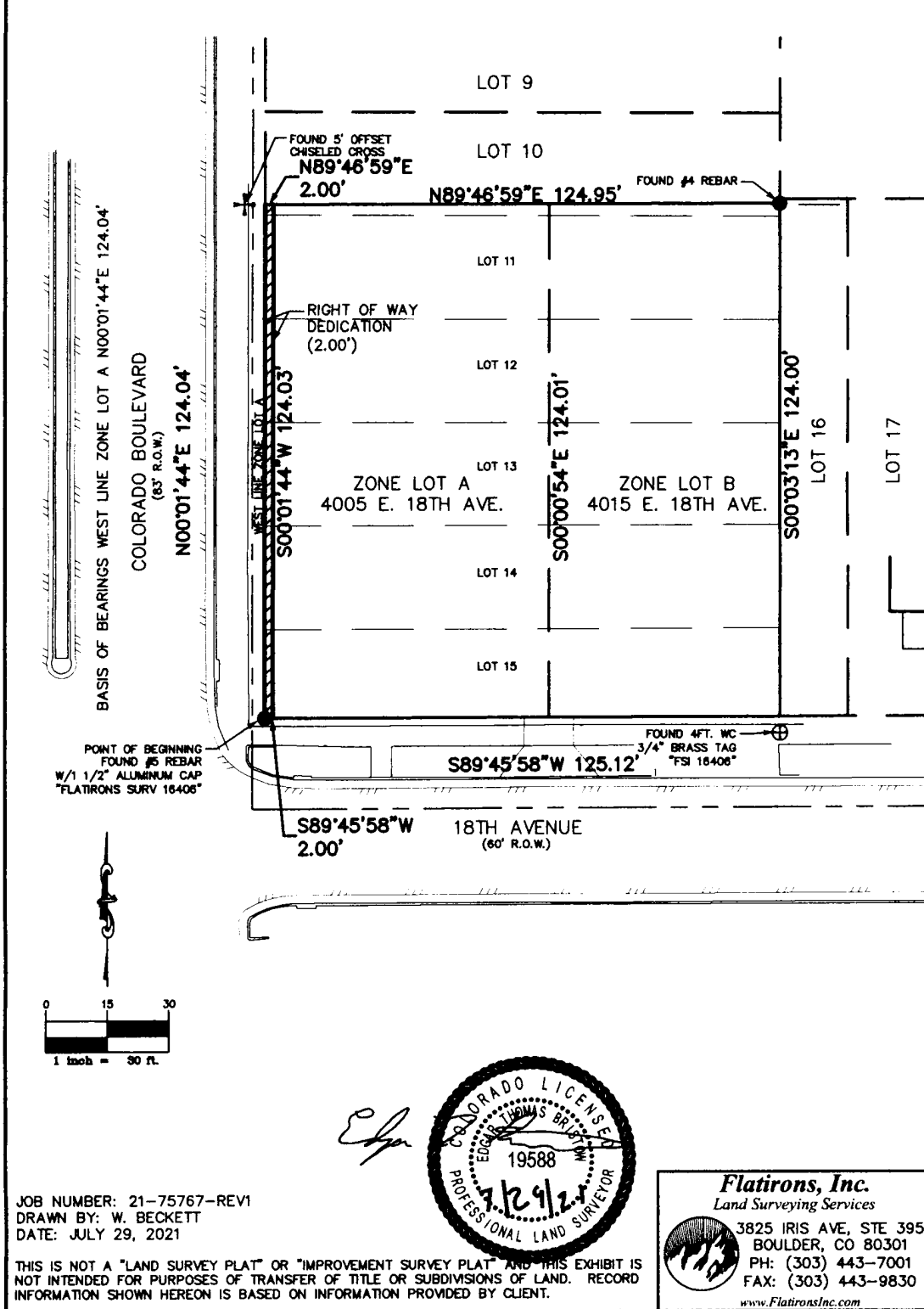
EXHIBIT "A"

SHEET 2 OF 2

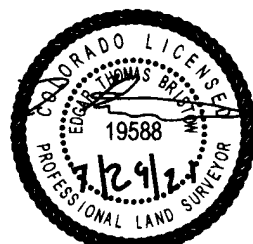
2021PM169-ROW

RIGHT-OF-WAY DEDICATION

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RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO




Edgett



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DRAWN BY: W. BECKETT
DATE: JULY 29, 2021

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