



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney’s Office

FROM: Matt R. Bryner, P.E., Director, Right-of-Way Services

DATE: October 7th, 2020

ROW #: 2017-DEDICATION-0000127 **SCHEDULE #:** 0232119071000

TITLE: This request is to dedicate a parcel of land as Public Right-of-Way as Public Alley, bounded by W. 23rd Ave., N. Eliot St., W. 24th Ave., and N. Decatur 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, “Row 23 Townhomes 23JP.”

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 # (2017-DEDICATION-0000127-001) HERE.

A map of the area to be dedicated is attached.

MB/JS/RL

cc: Dept. of Real Estate, Katherine Rinehart
City Councilperson, Amanda Sandoval District # 1
Councilperson Aide, Gina Volpe
Councilperson Aide, Naomi Grundit
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, Maureen McGuire
Department of Law, Martin Plate
Department of Law, Deanne Durfee
Department of Law, Caroline Martin
Department of Law, Rachonda Dixon
DOTI Survey, Jon Spirk
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2017-DEDICATION-0000127

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: October 7th, 2020

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 parcel of land as Public Right-of-Way as Public Alley, bounded by W. 23rd Ave., N. Eliot St., W. 24th Ave., and N. Decatur St.

3. **Requesting Agency:** DOTI, Right-of-Way Services
Agency Section: Survey

4. **Contact Person:** (With actual knowledge of proposed ordinance/resolution.)

- **Name:** Rebecca Long
- **Phone:** 720-913-4518
- **Email:** Rebecca.Long@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, "Row 23 Townhomes 23JP."

****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 W. 23rd Ave., N. Eliot St., W. 24th Ave., and N. Decatur St.
- d. **Affected Council District:** Amanda Sandoval, District #1
- 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: 2017-DEDICATION-0000127

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

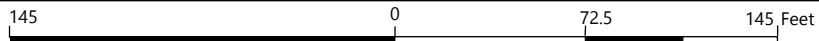
Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Alley, as part of a development project called, "Row 23 Townhomes 23JP."



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 to be dedicated



PARCEL DESCRIPTION ROW NO. 2017-DEDICATION-0000127-001:

PARCEL DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 31ST DAY OF MAY, 2019, AT RECEPTION NUMBER 2019066674 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND LOCATED IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
THE NORTH 3.00 FEET OF LOTS 19-22, BLOCK 23, C.H. WALKER'S SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RANGE POINT (L.S. 37601) AT THE INTERSECTION OF ELIOT STREET AND W. 23RD AVENUE, ALSO BEING SOUTHWEST RANGE POINT OF BLOCK 23, C.H. WALKER'S SUBDIVISION;

THENCE N35°47'53"E, A DISTANCE OF 177.83 FEET TO A POINT ON THE WEST LINE OF LOT 22, BLOCK 23, C.H. WALKER'S SUBDIVISION **THE POINT OF BEGINNING**;

THENCE N00°04'51"W, A DISTANCE OF 3.00 FEET TO A POINT ON THE NORTH LOT LINE OF LOT 22 MONUMENTED BY A FOUND NAIL (L.S. 37969);

THENCE N89°52'18"E, A DISTANCE OF 100.12 FEET ALONG THE NORTH LINE OF LOTS 19-22 TO THE EAST CORNER OF LOT 19 MONUMENTED FOUND NAIL & BRASS TAG (L.S. 37969);

THENCE S00°04'51"W, A DISTANCE OF 3.00 FEET ALONG THE EAST LINE OF LOT 19;

THENCE S89°52'18"W, A DISTANCE OF 100.12 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF LOT 22 ALSO BEING **THE POINT OF BEGINNING**;

CONTAINING 300 SQUARE FEET (0.007 AC RES) MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTHERLY RANGE LINE OF BLOCK 23 OF C.H. WALKER'S SUBDIVISION BETWEEN THE FOUND 1.5" ALUMINUM CAP IN A RANGE BOX (L.S. 37601) AT THE INTERSECTION OF ELIOT STREET AND W. 23RD AVENUE AND THE FOUND 2" ALUMINUM CAP IN A RANGE BOX (L.S. 9329) AT THE INTERSECTION OF DECATUR STREET AND W. 23RD AVENUE. ASSUMED TO BEAR N89°52'18"E



05/31/2019 04:02 PM
City & County of Denver

R \$0.00

WD

2019066674

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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 29 day of MAY, 2019, by 23 JP LLC, a Colorado limited liability company, whose address is 1415 Park Ave. West, 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.

Asset Mgmt. #: 19-87

Project Description:
2017-Dedication-0000127
2857 & 2847
W. 23rd Ave.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

ATTEST:

23 JP, LLC, a Colorado Limited Liability Company

By: *[Signature]*

Name: DONALD CASTER

Its: MANAGER

STATE OF colorado)

) ss.

COUNTY OF denver)

The foregoing instrument was acknowledged before me this 29 day of May, 2019 by Daniel Rivera Ibarra, as Notary of 23 JP, LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: 12/5/2020



[Signature]
Notary Public

3' ALLEY DEDICATION

LOCATED IN THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
C.H. WALKER'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXHIBIT A
PAGE 1 OF 2

DEDICATION DESCRIPTION:

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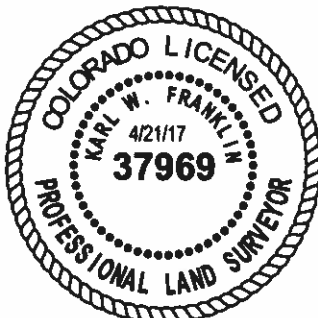
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Prepared By:
Altitude Land Consultants, Inc
Karl W. Franklin, PE-PLS-EXW
Colorado PLS 37969

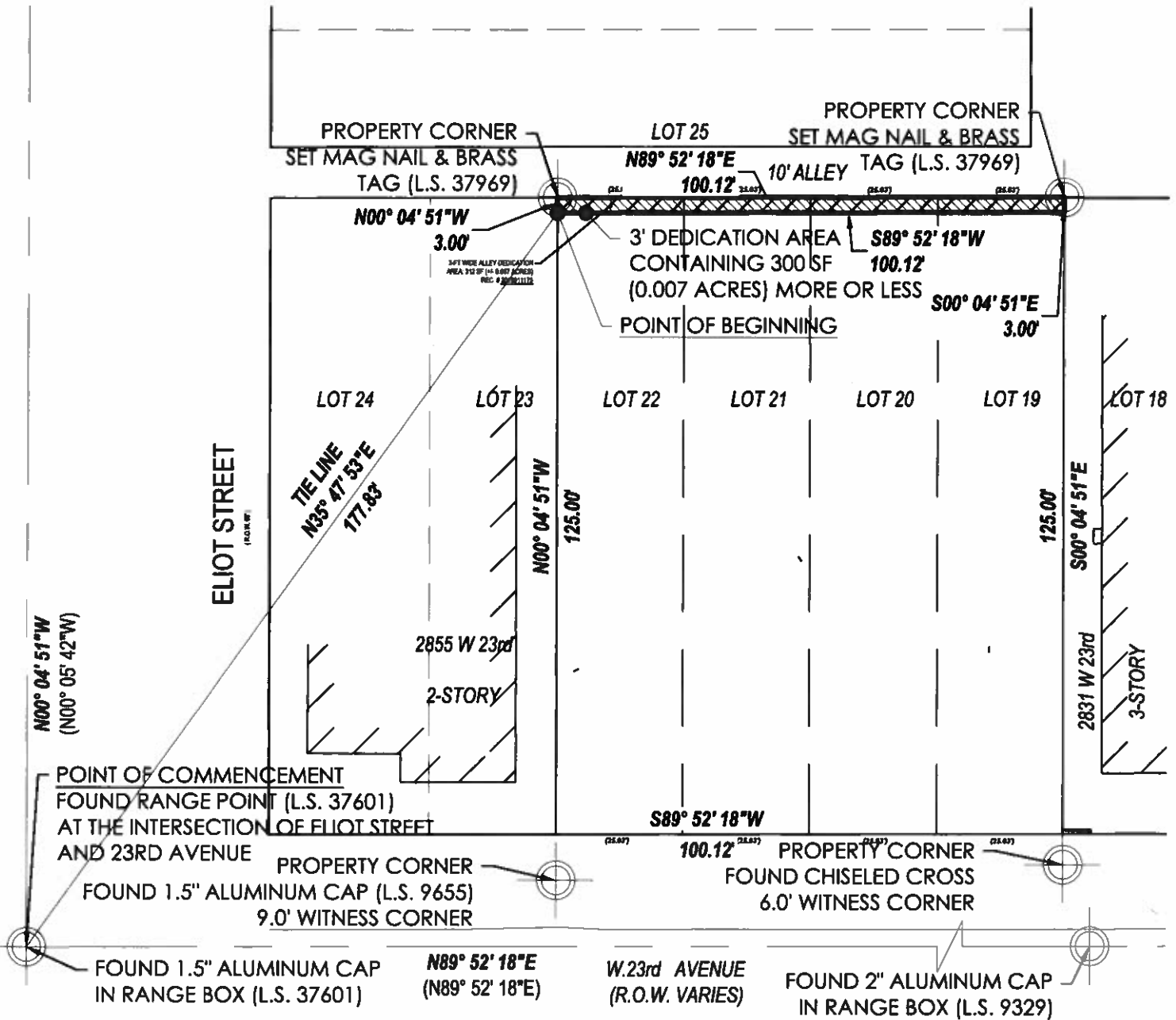
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Job No. 16-272



3' ALLEY DEDICATION

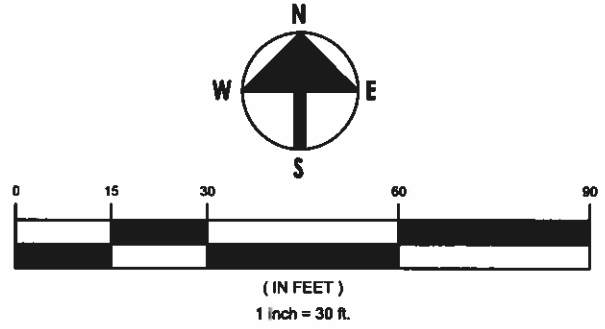
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EXHIBIT A
PAGE 2 OF 2



Legend:

- Alley Dedication
- Monument as Described



LTITUDE
LAND CONSULTANTS

CIVIL | SURVEY | PLANNING | LANDSCAPE

3481 Ringby Ct, Suite 125
Denver, CO 80216
info@altitudeandco.com
AltitudeandCo.com

Date: 05/12/17
Job No. 16-272