




**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:** May 1, 2024

**ROW #:** 2022-DEDICATION-0000141 **SCHEDULE #:** Adjacent to 0231410013000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by West 17<sup>th</sup> Avenue, North Osceola Street, West 16<sup>th</sup> Avenue, & North Perry 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, "1645 N Osceola St."

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-0000141-001) HERE.**

A map of the area to be dedicated is attached.

GB/TS/BVS

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Jamie Torres District # 3  
Councilperson Aide, Daisy Rocha Vasquez  
Councilperson Aide, Angelina Gurule  
Councilperson Aide, Ayn Tougaard Slavis  
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, Katherine Ehlers  
Department of Law, Mar'quasa Maes  
DOTI Survey, Thomas Savich  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2022-DEDICATION-0000141

City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services  
201 W. Colfax Ave. | Denver, CO 80215  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
Phone: 720-913-1311

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# ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team  
at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: **May 1, 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 Right-of-Way as Public Alley, bounded by West 17th Avenue, North Osceola Street, West 16th Avenue, & North Perry 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: <a href="mailto:Beverly.VanSlyke@denvergov.org">Beverly.VanSlyke@denvergov.org</a>	Email: <a href="mailto:Nicholas.Williams@denvergov.org">Nicholas.Williams@denvergov.org</a>

5. **General description or background of proposed request. Attach executive summary if more space needed:**  
Proposing to build a duplex at 1645 & 1647 North Osceola Street. 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:** Jamie Torres, District #3

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?

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*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

## EXECUTIVE SUMMARY

**Project Title:** 2022-DEDICATION-0000141

**Description of Proposed Project:** Proposing to build a duplex at 1645 & 1647 North Osceola Street. 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, "1645 N Osceola St."





### Legend

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

145 0 72.5 145 Feet

**PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000141-001:**

LEGAL DESCRIPTION – ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF APRIL, 2024, AT RECEPTION NUMBER 2024029808 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING PART OF LOTS 25 AND 26, BLOCK 1, PIERSON'S ADDITION, LOCATED IN THE SE 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 26; THENCE SOUTH ALONG THE WEST LINE OF SAID LOTS 26 AND 25, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 25, A DISTANCE OF 1.00 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID LOTS, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 26; THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 50 SQUARE FEET MORE OR LESS.



04/05/2024 09:53 AM  
City & County of Denver  
Electronically Recorded

R \$0.00

WD

D \$0.00

After signing, return to:  
Division of Real Estate  
City and County of Denver  
Attn: Shannon Cruz  
201 West Colfax Avenue, Dept. 1010  
Denver, Colorado 80202  
Project Description: 2022-DEDICATION-0000141  
Asset Mgmt No.: 24-066

### **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 27th day of March, 2024, by **VENKATA GUDDANTI AND SUNITHA ALLI**, individuals, whose address is 18244 E. Dorado Avenue, Centennial, CO 80015, 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:

**VENKATA GUDDANTI**

By: G. Guddanti

**SUNITHA ALLI**

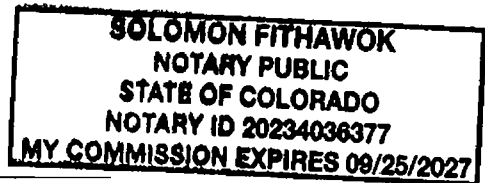
By: S. Alli

STATE OF COLORADO )  
 ) ss.  
COUNTY OF ARAPAHOE )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of March, 2024  
by **VENKATA GUDDANTI AND SUNITHA ALLI.**

Witness my hand and official seal.

My commission expires: 09/25/2027



Solomon Fithawok  
Notary Public



**Exhibit "A"**Land Description  
Sheet 1 of 1

A parcel of land being part of Lots 25 and 26, Block 1, Pierson's Addition, located in the SE 1/4 of Section 31, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, and being more particularly described as follows: Beginning at the Northwest corner of said Lot 26; Thence South along the West line of said Lots 26 and 25, a distance of 50.00 feet to the Southwest corner of said Lot 25; Thence East along the South line of said Lot 25, a distance of 1.00 feet; Thence North and parallel with the West line of said Lots, a distance of 50.00 feet to a point on the North line of said Lot 26; Thence West along said North line, a distance of 1.00 feet to the Point of Beginning. Said described parcel contains 50 square feet more or less.

I, Richard E. Heinz, a Professional Land Surveyor, Registered in the State of Colorado, do hereby certify that the above legal descriptions was prepared by me or under my direct supervision.



Richard E. Heinz  
State of Colorado Professional Land Surveyor No. 16116  
For and on behalf of AAA Surveying Land Consultants, LLC

**AAA SURVEYING LAND CONSULTANTS, LLC**

P.O. BOX 2016 ELIZABETH, CO 80107  
303-519-7015/FAX 303-940-4927

JOB NO. 22-1645

DATE: 8/11/2022

PROPERTY ADDRESS: 1645 N. OSCEOLA ST.

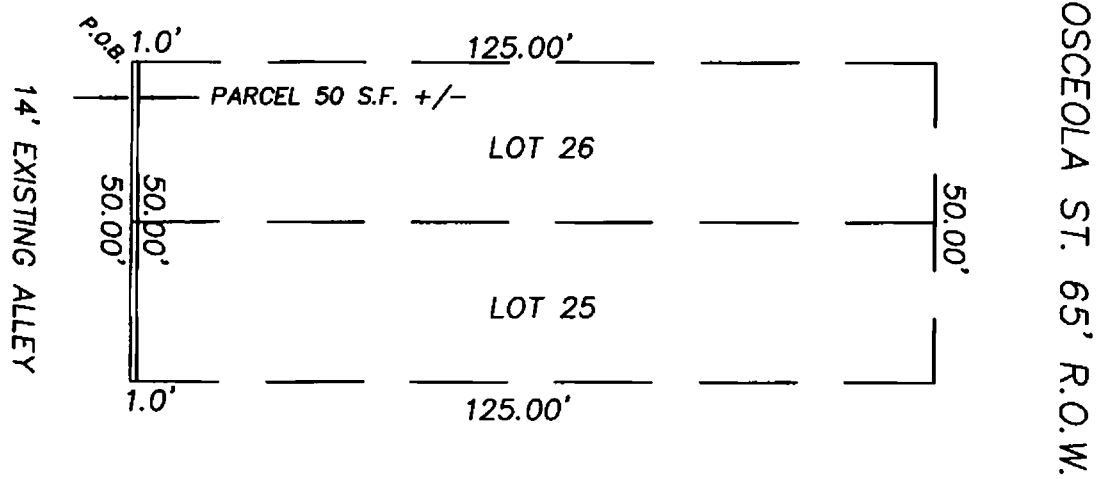
# ILLUSTRATION FOR "EXHIBIT A"

SHEET 2 OF 2



Scale 1" = 20'

BLOCK 1  
PIERSON'S ADDITION



**AAA SURVEYING LAND CONSULTANTS, LLC.**  
**PROFESSIONAL LAND SURVEYORS**  
 P.O. BOX 2016 ELIZABETH, CO 80107  
 303-519-7015/FAX 303-940-4927

**RIGHT-OF-WAY DEDICATION**  
 A PARCEL OF LAND SITUATED IN THE SOUTHEAST  
 QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68  
 WEST OF THE 6TH P.M.  
 CITY AND COUNTY OF DENVER,  
 STATE OF COLORADO