




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: January 17, 2024

ROW #: 2023-DEDICATION-0000139 **SCHEDULE #:** Adjacent to 0231303014000

TITLE: This request is to dedicate a City-owned parcel of land as North Sheridan Boulevard, located at the intersection of North Sheridan Boulevard and West 17th 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 Sheridan 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, "1680 Sheridan"

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 Sheridan Boulevard. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000139-001) HERE.

A map of the area to be dedicated is attached.

GB/TS /BV

cc: Dept. of Real Estate, 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, Janet Valdez
DOTI Survey, Tom Savich
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2023-DEDICATION-0000139

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

CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV

ORDINANCE/RESOLUTION REQUEST

Please email requests to Nicholas Williams
at Nicholas.Williams@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: January 17, 2024

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 North Sheridan Boulevard, located at the intersection of North Sheridan Boulevard and West 17th Avenue.

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

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

- **Name:** Barbara Valdez
- **Phone:** 720 865-3153
- **Email:** Barbara.valdez@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:** Nicholas Williams
- **Phone:** 720-865-8709
- **Email:** Nicholas.Williams@denvergov.org

6. **General description/background of proposed resolution including contract scope of work if applicable:** Proposing to scrape off three single family residences and build three new apartment buildings. The developer was asked to dedicate a parcel as North Sheridan 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:** Near the intersection of North Sheridan Boulevard and West 17th Avenue.
- d. **Affected Council District:** Jamie Torres, District #3
- 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: 2023-DEDICATION-0000139

Description of Proposed Project: Proposing to scrape off three single family residences and build three new apartment buildings. The developer was asked to dedicate a parcel as North Sheridan 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 Sheridan 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

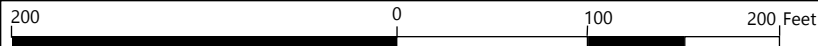
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as North Sheridan Boulevard, as part of the development project called, "1680 Sheridan."



Legend

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



PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000139-001

LAND DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 19TH DAY OF SEPTEMBER, 2023, AT RECEPTION NUMBER 2023089893 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOT 1, BLOCK 3, BRINKHAUS SLOAN LAKE ADDITION 2ND FILING, LOCATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARITY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 3, BRINKHAUS SLOAN LAKE ADDITION 2ND FILING; THENCE SOUTH 89°54'31" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°54'31" EAST A DISTANCE OF 0.94 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 12°41'20" WEST, A DISTANCE OF 4.23 FEET TO A POINT ON THE EAST LINE OF THE WEST 14 FEET SAID LOT 1; THENCE ALONG A LINE PARALLEL WITH AND 14.00 FEET EAST OF THE WEST LINE OF SAID LOT 1, NORTH 00°05'40" WEST A DISTANCE OF 4.13 FEET TO THE POINT OF BEGINNING.

CONTAINING ±1.9 SQUARE FEET OF LAND.

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. WHICH IS ASSUMED TO BEAR NORTH 00°05'40" WEST A DISTANCE OF 2639.98 FEET, AS DEFINED AND MEASURED BETWEEN A FOUND 2-1/2" ALUMINUM CAP STAMPED "L.S 13212" IN RANGE BOX 0.6' BELOW GRADE AT THE WEST 1/4 CORNER SAID SECTION 31 AND AT THE SW CORNER SAID SECTION 31 BY A FOUND 3.25" ALUMINUM CAP STAMPED "PLS 13485" IN RANGE BOX, AS SHOWN HEREON.



09/19/2023 04:27 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
Attn: Shannon Cruz
Denver, Colorado 80202
Project Description: 2023-DEDICATION-0000139
Asset Mgmt No.: 23-207

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 14th day of September, 2023, by **17TH AND SHERIDAN, LLC**, a Colorado limited liability company, whose address is 5555 DTC Parkway, Suite 330, Greenwood Village, CO 80111, 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:

17TH AND SHERIDAN, LLC, a Colorado limited liability company

By: [Signature]

Name: Ryan Lantz

Its: Manager

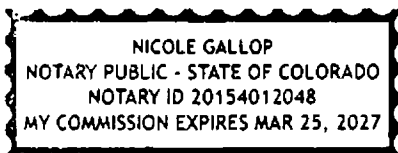
STATE OF Colorado)
) ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 14 day of September, 2023
by Ryan Lantz, as Manager of 17TH AND SHERIDAN, LLC, a
Colorado limited liability company.

Witness my hand and official seal.

My commission expires: March 25, 2027

[Signature]
Notary Public



2021PM399-ROW

EXHIBIT A
Land Description
SHEET 1 OF 2

A PORTION OF LOT 1, BLOCK 3, BRINKHAUS SLOAN LAKE ADDITION 2ND FILING, LOCATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARITY DESCRIBED AS FOLLOWS

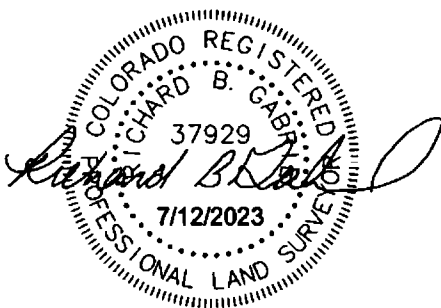
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RICHARD B. GABRIEL, P.L.S.
 Colorado License #37929
 For and on behalf of Power Surveying Company,
 Inc.
 303-702-1617



9911 BROADWAY
 Denver, CO 80221

PH. 303-702-1617
 FAX. 303-702-1486
 www.powersurveying.com

DRAWING BY: RBG
 PROJECT NO.

DATE: 7/12/2023
 501-20-250

2021PM399-ROW

EXHIBIT A

Land Description Exhibit

SHEET 2 OF 2

W 1/4 CORNER SECTION 31 T.3S., R.68W.
FOUND 2-1/2" ALUMINUM CAP STAMPED
L.S.13212 IN RANGE BOX 0.6' BELOW
GRADE

WEST 17TH AVENUE
(80' WIDE PUBLIC/PAVED RIGHT-OF-WAY)

S 1/16 CORNER BETWEEN SECTION 31
T.3S., R.68W. AND SECTION 36 T.3S.,
R.69W

N. LINE SW1/4 SW1/4 SEC 31,
T.3 S., R.68 W. OF THE 6TH P.M.

P.O.B. PARCEL 1
NW COR. LDI 1 BLOCK 3
BRINKHAUS SLOAN LAKE
ADDITION 2ND FILING

PARCEL
1.9 SQ. FT

S89°54'31"E
0.94'

S89°54'31"E
14.00'

NORTH LINE LOT 1
BLOCK 3
BRINKHAUS SLOAN
LAKE ADDITION 2ND
FILING

W. LINE SW 1/4 SW1/4 SEC
31, T.3 S., R.68 W. OF THE
6TH P.M.

N00°05'40" W 2639.98'
(BASIS OF BEARINGS)

20' RANGE LINE

SHERIDAN BOULEVARD
(60' WIDE PUBLIC RIGHT-OF-WAY)

N00°05'40"W
4.13'

S12°41'20"W
4.23'

14' ROW CONVEYED
TO CITY OF DENVER

LOT 2

LOT 3

SW CORNER SEC. 31, T.3S.,
R.68W. OF THE 6TH P.M.
FOUND 3.25" ALUMINUM CAP
STAMPED "PLS 13485" IN RANGE
BOX

SCALE: 1" = 60'



60' 0 30' 60'



6911 BROADWAY
Denver, CO 80221

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