

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

FROM: Matt R Bryner, DOTI Engineer-Architect Executive Matt R. Bryner
Matt R. Bryner (May 16, 2025 10:27 MDT)

DATE: May 15, 2025

ROW #: 2019-DEDICATION-0000022 **SCHEDULE #:** Adjacent to 1) 0503630155000 and 2) 0503630155000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by West 6th Avenue, North Inca Street, West 7th Avenue, and North Santa Fe Drive, and 2) West 6th Avenue, located at the intersection West 6th Avenue and North Inca 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 1) Public Alley, and 2) West 6th Avenue. 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, "Work Force Housing Condos."

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 1) Public Alley, and 2) West 6th Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2019-DEDICATION-0000022-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/TB/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
Councilperson Aide, Sayuri Toribio Rodarte
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI Engineer-Architect Executive, Matt Bryner
Department of Law, Martin Plate
Department of Law, Brad Beck
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey Tom Breitnauer
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2019-DEDICATION-0000022

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 the Mayor's Legislative Team

at MileHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: May 15, 2025

Please mark one: ☐ Bill Request or ☒ Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

☐ Yes ☒ No

1. Type of Request:

☐ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment

☒ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change

☐ Other:

2. **Title:** Dedicate two City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by West 6th Avenue, North Inca Street, West 7th Avenue, and North Santa Fe Drive, and 2) West 6th Avenue, located at the intersection West 6th Avenue and North Inca 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: Barbara Valdez	Name: Alaina McWhorter
Email: Barbara.Valdez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

This project demolished a commercial building and built a new 5 story condominium building. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) West 6th Avenue.

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> <i>(A)</i>	<i>Additional Funds</i> <i>(B)</i>	<i>Total Contract Amount</i> <i>(A+B)</i>

<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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Project Title: 2019-DEDICATION-0000022

Description of Proposed Project: This project demolished a commercial building and built a new 5 story condominium building. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) West 6th Avenue.

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 1) Public Alley, and 2) West 6th Avenue.

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 1) Public Alley, and 2) West 6th Avenue, as part of the development project called, "Work Force Housing Condos."



Legend

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



200 0 100 200 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:1,560

Map Generated 5/14/2025

The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.

THIS IS NOT A LEGAL DOCUMENT.

PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000022-001:

LAND DESCRIPTION –ALLEY PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JULY, 2020, AT RECEPTION NUMBER 2020109462 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE WEST 2.00 FEET OF LOTS 22 THROUGH 29, EXCEPT THE NORTH 9.83 FEET OF LOT 29, AND EXCEPT THE SOUTH 3.00 FEET OF LOT 22, BLOCK 18, ELMWOOD ADDITION, CITY AND COUNTY OF DENVER.

THE ABOVE DESCRIBED PARCEL CONTAINS 332 SQUARE FEET OR 0.0076 ACRES MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000022-002:

LAND DESCRIPTION –STREET PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JULY, 2020, AT RECEPTION NUMBER 2020109462 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE SOUTH 3.00 FEET OF LOT 22, BLOCK 18, ELMWOOD ADDITION, CITY AND COUNTY OF DENVER.

THE ABOVE DESCRIBED PARCEL CONTAINS 315 SQUARE FEET OR 0.0071 ACRES MORE OR LESS.



2020109462
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: 2019-Dedication-0000022
Asset Mgmt No.: 20-091

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 29th day of July, 2020, by **ECLT INCA COMMONS, LLC**, a Colorado limited liability company, whose address is 1114 W. 7th Ave., Suite 101, Denver CO 80204, 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:

Elevation Community Land Trust on behalf of

ECLT INCA COMMONS, LLC, a Colorado limited liability company

By: 

Name: Stefka Fanchi

Its: Chief Executive Officer

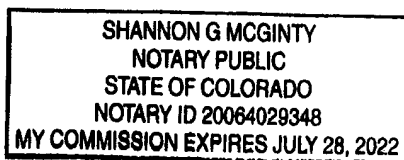
STATE OF Colorado)
) ss.

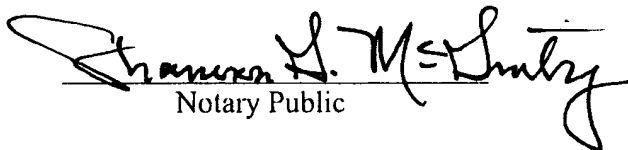
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 29th day of July, 2020
by **Stefka Fanchi**, as **Chief Executive Officer** of **Elevation Community Land Trust**

Witness my hand and official seal.

My commission expires: 7-28-2022




Notary Public

2018-PROJMSTR-0000345-ROW-001

EXHIBIT A

SHEET 1 OF 2

LAND DESCRIPTION:

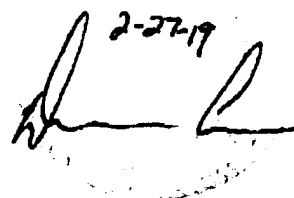
THE WEST 2.00 FEET OF LOTS 22 THROUGH 29, EXCEPT THE NORTH 9.83 FEET OF LOT 29, AND THE SOUTH 3.00 FEET OF LOT 22, BLOCK 18, ELMWOOD ADDITION, CITY AND COUNTY OF DENVER.

THE ABOVE DESCRIBED PARCEL CONTAINS 647 SQUARE FEET OR 0.0149 ACRES MORE OR LESS.

BASIS OF BEARINGS: AN ASSUMED BEARING OF N00°00'51"E BEING A 20 FOOT RANGE LINE LOCATED IN INCA STREET BETWEEN TWO FOUND MONUMENTS 586.16 FEET. ONE MONUMENT BEING A STEEL BAR (DRAG TOOTH) IN A RANGE BOX AT THE INTERSECTION OF INCA STREET AND WEST 7TH AVENUE AND THE OTHER MONUMENT BEING A NO. 6 REBAR WITH 2" DIAMETER ALLOY CAP STAMPED PLS 27263 IN A RANGE BOX AT THE INTERSECTION OF INCA STREET AND WEST 6TH AVENUE.

DAMIEN CAIN PLS 38284
FOR AND ON BEHALF OF
39 NORTH ENGINEERING AND SURVEYING LLC
4495 HALE PARKWAY
SUITE 305
DENVER, CO 80220

PREPARED BY:
39 NORTH ENGINEERING AND SURVEYING LLC
4495 HALE PARKWAY
SUITE 305
DENVER, CO 80220
PH: 303-325-5071
EMAIL: damien.cain@39north.net

2-22-19


2018-PROJMSTR-0000345-ROW-001

EXHIBIT A

SHEET 2 OF 2

