




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: August 30, 2023

ROW #: 2022-DEDICATION-0000164 **SCHEDULE #:** Adjacent to 0232327035000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by North Hooker Street, West 16th Avenue, North Irving Street, and West Conejos Place.

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, "1563 N Hooker 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-0000164-001) HERE.

A map of the area to be dedicated is attached.

MB/TS/DG

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 Slavis
Councilperson Aide, Jesus Lara-Jimenez
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 Savich
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2022-DEDICATION-0000164

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: August 30, 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 Public Alley, bounded by North Hooker Street, West 16th Avenue, North Irving Street, and West Conejos Place.

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

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

- **Name:** Dalila Gutierrez
- **Phone:** 720-865-3207
- **Email:** Dalila.Gutierrez@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:** Demolition of an existing structure and build a new structure. The developer was asked to dedicate one parcel as public alley over lots 11 and 12.

****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:** Bonded by N. Hooker St., W. 16th Ave., N. Irving St., and W. Conejos Pl.
- 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: 2022-DEDICATION-0000164

Description of Proposed Project: Demolition of an existing structure and build a new structure. The developer was asked to dedicate one parcel as public alley over lots 11 and 12.

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

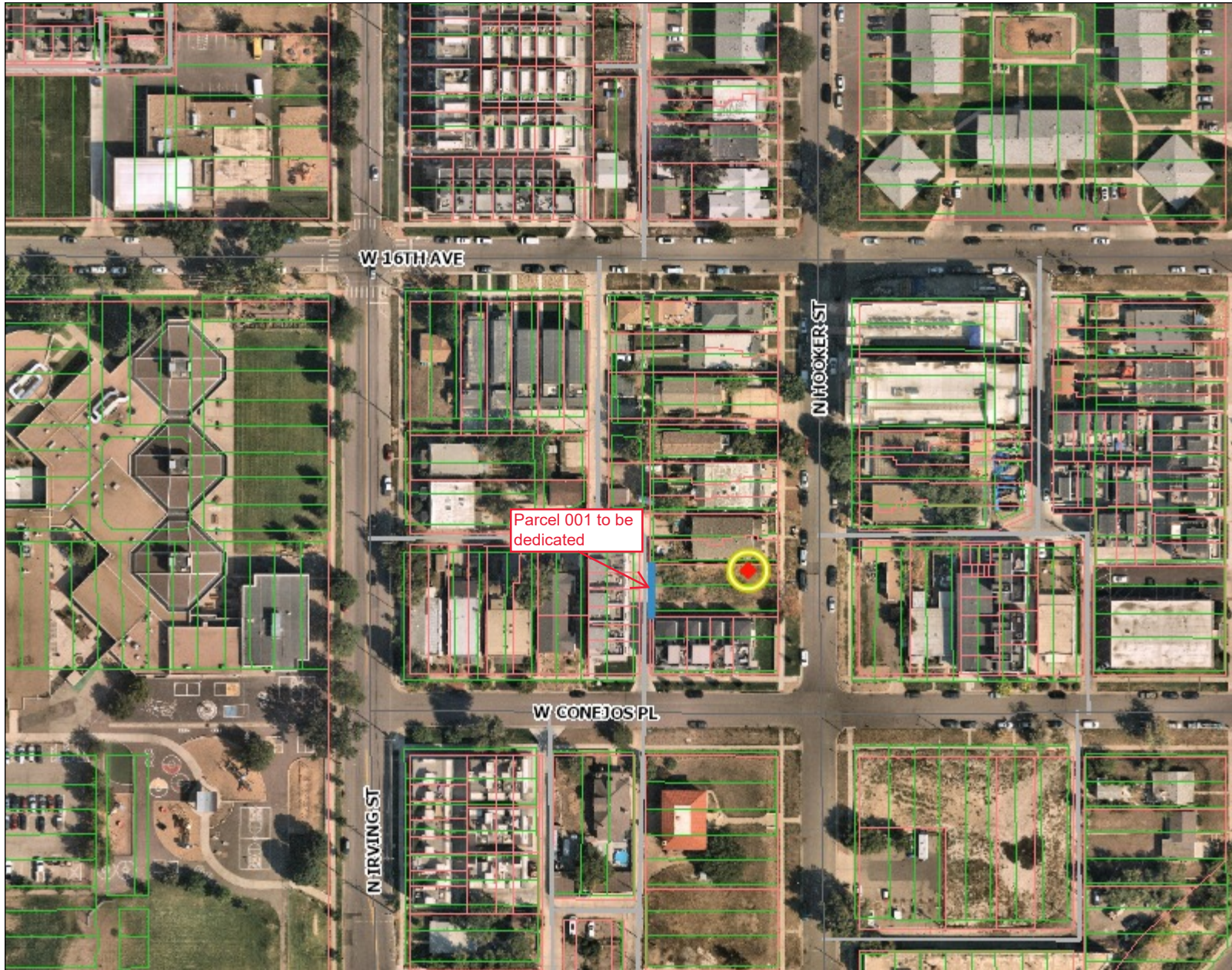
What is the known duration of a MEP: N/A

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

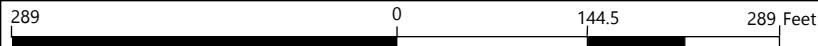
Will an easement relinquishment be submitted at a later date: N/A

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, "1563 N Hooker St."



Legend

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



PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000164-001:

LAND DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF AUGUST, 2023, AT RECEPTION NUMBER 2023080058 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE WEST 3.00 FEET OF LOTS 11 AND 12, MCLEODS' SUBDIVISION OF BLOCK 27, CHELTENHAM HEIGHTS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 151 SQUARE FEET, (0.0035 ACRES), MORE OR LESS



08/18/2023 01:37 PM
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
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: 2022-DEDICATION-0000164
Asset Mgmt No.: 23-189

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 11th day of August, 2023, by **27TH STREET TOWNHOMES, LLC**, a Colorado limited liability company, whose address is 7799 W 2nd Ave, Lakewood, CO 80226, 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:

27TH STREET TOWNHOMES, LLC, a Colorado limited liability company

By: [Signature]

Name: Marcelino Escalante

Its: Manager member

STATE OF Colorado)
) ss.
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 11th day of August, 2023
by Marcelino Escalante as ^{Manager} member of 27TH STREET TOWNHOMES,
LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 12/17/2025

[Signature]
Notary Public

ANTHONY RUEBEN MEDINA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214048882
MY COMMISSION EXPIRES 12/17/2025

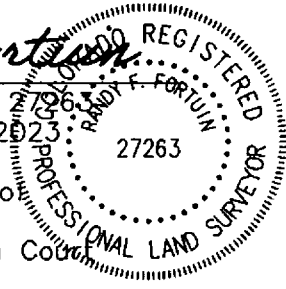
2020PM696-ROW .

EXHIBIT - A
SHEET 1 OF 2**LAND DESCRIPTION**

The West 3.00 feet of Lots 11 and 12, McLeods' Subdivision of Block 27, Cheltenham Heights, situated in the Southwest Quarter of Section 32, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado.

Containing 151 Square Feet, (0.0035 Acres), more or less

Randy Fortuin
Randy Fortuin, PLS 27263
Date: January 12, 2023
Job No.: 21-2670
For and on Behalf of
CBM Surveys, Inc.
1418 South Addison Court
Aurora, Colorado
720-373-8376
cbmsurveys@comcast.net



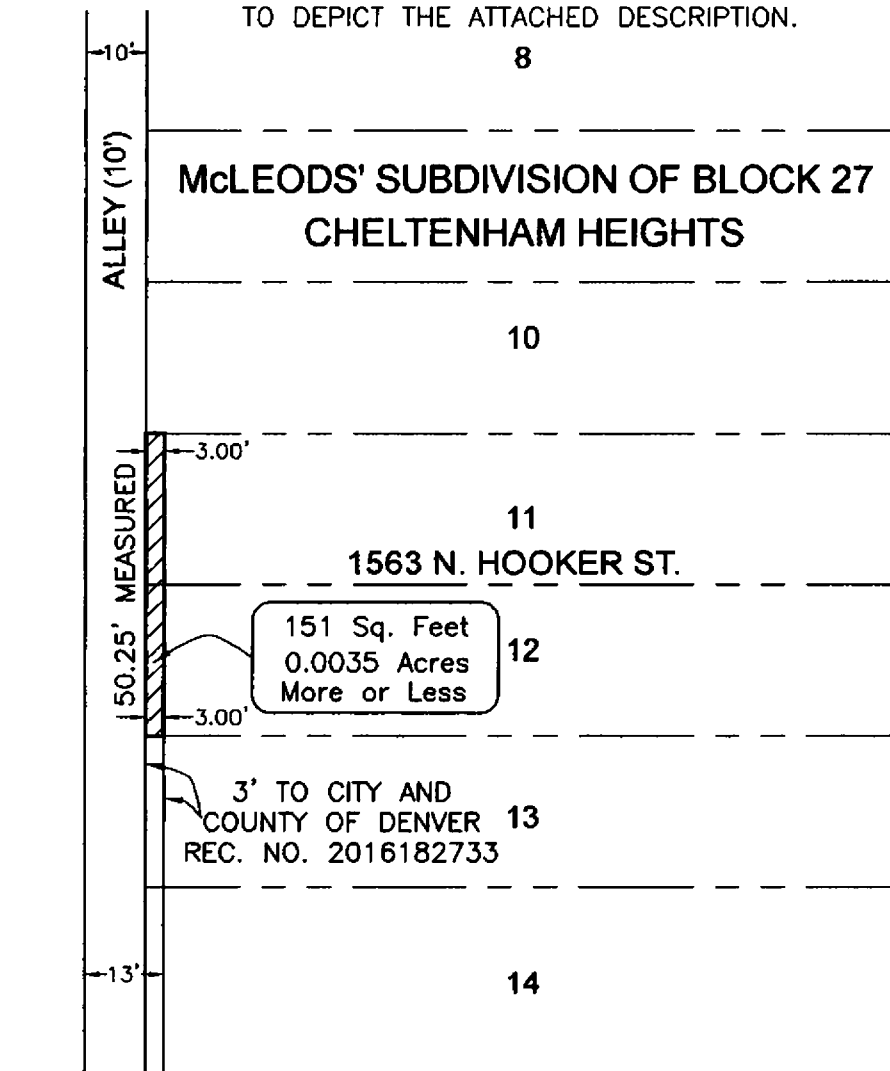
2020PM696-ROW

CBM SURVEYS, INC.
LAND SURVEYING SERVICES

1418 S. Addison Ct.
Aurora, CO 80018
720-373-8376
cbmsurveys@comcast.net

EXHIBIT - A
SHEET 2 OF 2

THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED LAND SURVEY. IT IS ONLY
TO DEPICT THE ATTACHED DESCRIPTION.



N. HOOKER ST. (80' ROW)



SCALE: 1" = 30'

W. CONJEJOS PL. (80 ROW)

SHEET 2 OF 2



Randy Fortuin
 RANDY F. FORTUIN
 27263
 PROPOSED
 PLANNED
 LAND SURVEYOR
 January 12, 2023
 Randy Fortuin, PLS 27263
 For and on Behalf of CBM SURVEYS, INC.

ADDRESS:
1563
North Hooker Street
Denver, Colorado

DATE: Jan. 12, 2023

DWG: 212670-DED.DWG