


**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:** November 20, 2023

**ROW #:** 2023-DEDICATION-0000108 **SCHEDULE #:** Adjacent to 0527415011000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by South Cherokee Street, West Harvard Avenue, South Delaware Street, and West Vassar 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 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, "2595 – 2599 S. Cherokee 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 # ( 2023-DEDICATION-0000108-001 ) HERE.**

A map of the area to be dedicated is attached.

MB/BP/LRA

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Flor Alvidrez, District # 7  
Councilperson Aide, Yvonne Miranda  
Councilperson Aide, Leya Hartman  
Councilperson Aide, Jacky Jimenez  
Councilperson Aide, Semper Harkness  
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, Brian Pfohl  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2023-DEDICATION-0000108

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

## ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo  
at [Jason.Gallardo@DenverGov.org](mailto: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:** November 20, 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 South Cherokee Street, West Harvard Avenue, South Delaware Street, and West Vassar Avenue.

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

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

- **Name:** Lisa R. Ayala
- **Phone:** 720-865-3112
- **Email:** [Lisa.ayala@denvergov.org](mailto:Lisa.ayala@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](mailto:Jason.Gallardo@denvergov.org)

6. **General description/background of proposed resolution including contract scope of work if applicable:** Demolish existing single-family structure and propose to build a new duplex. The developer has been asked to dedicate a parcel of land as Public Alley.

***\*\*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 South Cherokee Street, West Harvard Avenue, South Delaware Street, and West Vassar Avenue.

d. **Affected Council District:** Flor Alvidrez, District # 7

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-0000108

**Description of Proposed Project:** Demolish existing single-family structure and propose to build a new duplex. The developer has been 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 a development project called, "2595 – 2599 S. Cherokee St."





## Legend

- Streets
- Alleys
-  County Boundary
-  Parcels

400 0 200 400 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City and County of Denver

1:3,120

Map Generated 11/20/2023

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. 2023-DEDICATION-0000108-001:**

**LAND DESCRIPTION – ALLEY PARCEL**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 15TH DAY OF NOVEMBER, 2023, AT RECEPTION NUMBER 2023109589 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 25-26, BLOCK 4, FISK'S BROADWAY ADDITION, AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 2.00 FEET OF LOTS 25-26, BLOCK 4, FISK'S BROADWAY ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 100.00 ± SQUARE FEET (0.002 ± ACRES); MORE OR LESS.



11/15/2023 11:45 AM  
City & County of Denver  
Electronically Recorded

R \$28.00

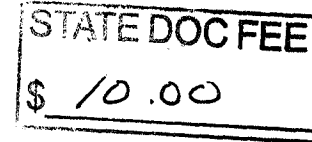
WD

2023109589

Page: 1 of 4

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-0000108**  
**Asset Mgmt No.: 23-263**



### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this 14<sup>TH</sup> day of Nov, 2023, by **JUST CONSTRUCTION, LLC** a Colorado limited liability company, whose address is 3828 Kalamath Street, Denver, CO 80211, 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:

**JUST CONSTRUCTION, LLC** a Colorado limited liability company

By: [Signature]

Name: NICHOLAS S. RODRIGUEZ

Its: OWNER

STATE OF Colorado )  
COUNTY OF Denver ) ss.

The foregoing instrument was acknowledged before me this 14 day of November, 2023  
by NICHOLAS S. RODRIGUEZ, as OWNER of **JUST CONSTRUCTION, LLC** a  
Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 10/01/2025

[Signature]  
Notary Public

JACKELINE CORTEZ-ZAMUDIO  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20214038928  
MY COMMISSION EXPIRES 10/01/2025

2022-PROJMSTR-0000592-ROW

EXHIBIT A  
PAGE 1 OF 2

**LAND DESCRIPTION:**

A PORTION OF LOTS 25-26, BLOCK 4, FISK'S BROADWAY ADDITION, AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 2.00 FEET OF LOTS 25-26, BLOCK 4, FISK'S BROADWAY ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 100.00 ± SQUARE FEET (0.002 ± ACRES); MORE OR LESS.

KARL W.  
FRANKLIN

Digitally signed by  
KARL W. FRANKLIN  
DN: cn=KARL W.  
FRANKLIN, o=Altitude  
Land Consultants, Inc.,  
ou=ALC,  
email=karl@altitudela  
ndco.com, c=US  
Date: 2023.05.31  
15:37:14 -06'00'



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

Date: 5/22/2023  
Job No. 22-106

3461 Ringsby Court, Suite 125  
Denver, CO 80216

2727 N. Cascade, #160 Colorado Springs,  
CO 80907

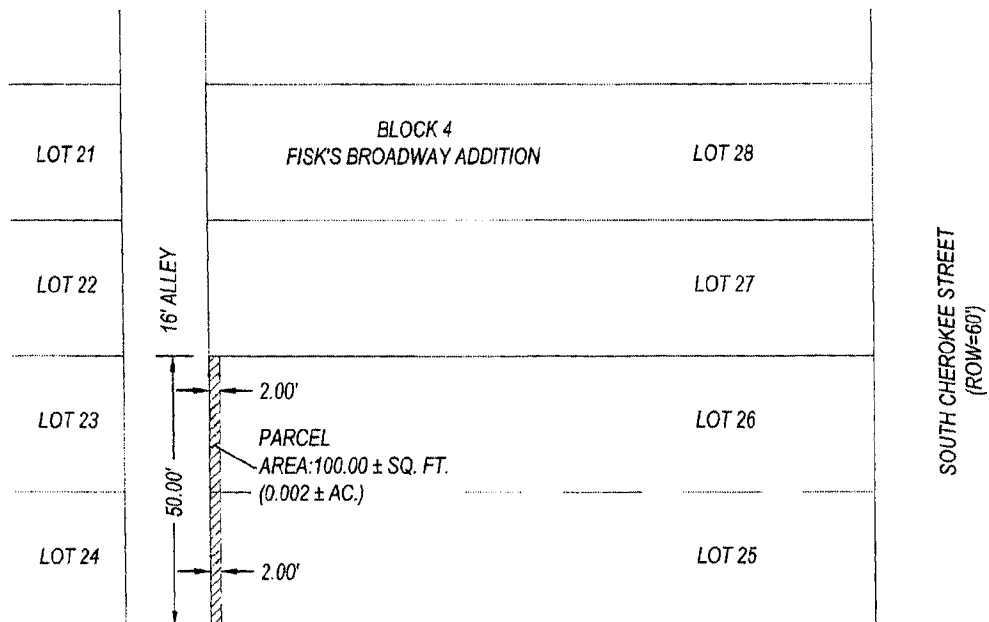
720.594.9494  
Info@AltitudeLandCo.com  
www.AltitudeLandCo.com



2022-PROJMSTR-0000592-ROW

# EXHIBIT A

## PAGE 2 OF 2



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY,  
IT IS INTENDED TO DEPICT ONLY THE ATTACHED LEGAL DESCRIPTION.

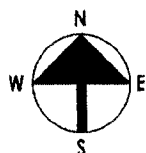


3461 Ringsby Court, Suite 125  
Denver, CO 80216

2727 N. Cascade, #160 Colorado Springs,  
CO 80907

720.594.9494  
Info@AltitudeLandCo.com  
www.AltitudeLandCo.com

Date: 5/22/2023  
Job No. 22-106



### LEGEND:

- ADJACENT PROPERTY LINE
- INTERIOR PROPERTY LINE
- CONVEYANCE AREA