


REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

FROM: Glen D. Blackburn, P.E., Director, Right-of-Way Services 

DATE: January 28, 2025

ROW #: 2025-DEDICATION-0000010 **SCHEDULE #:** Adjacent to 0220222001000, 0220222002000, 0220222003000, 0220222004000, 0220222008000, 0220222023000, and 022022018000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by West 45th Avenue, North Julian Street, West 44th Avenue, and North King 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.

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 existing City owned land for Public Right-of-Way purposes as Public Alley. The land is described as follows:

INSERT PARCEL DESCRIPTION ROW (2025-DEDICATION-0000010-001) HERE.

A map of the area to be dedicated is attached.

GB/PR/BVS

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson Amanda P. Sandoval District #1
Council Aide Gina Volpe
Council Aide Melissa Horn
Council Aide Alessandra Dominguez
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Director, Right-of-Way Services, Glen Blackburn
Department of Law, Johna Varty
Department of Law, Martin Plate
Department of Law, Brad Beck
Department of Law, Matthew Mulbarger
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Paul Rogalla
DOTI Ordinance
Project file folder 2025-DEDICATION-0000010

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

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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: January 28, 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 a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by West 45th Avenue, North Julian Street, West 44th Avenue, and North King 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: Alaina McWhorter
Email: Beverly.VanSlyke@Denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. **General description or background of proposed request. Attach executive summary if more space needed:**
Surveyor is requesting a remnant alley parcel dedication as Public Alley.

6. **City Attorney assigned to this request (if applicable):**

7. **City Council District:** Amanda P. Sandoval District #1

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 (A)</i>	<i>Additional Funds (B)</i>	<i>Total Contract Amount (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: 2025-DEDICATION-0000010

Description of Proposed Project: Surveyor is requesting a remnant alley parcel dedication 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

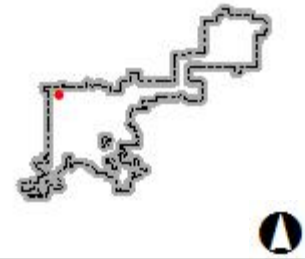
Will an easement be placed over a vacated area, and if so explain: N/A

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.

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

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Legend

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

145 0 72.5 145 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:1,128

Map Generated 1/28/2025

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. 2025-DEDICATION-0000010-001:

LAND DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED NOVEMBER 16, 1936, AT BOOK 5108, PAGE 116 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF LOT 1, BLOCK 14, GRAND VIEW 44.935 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT, THENCE SOUTH PARALLEL WITH THE EAST BOUNDARY LINE OF SAID LOT, 146.37 FEET TO A POINT, THENCE EAST AND PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID LOT TO A POINT ON THE EAST BOUNDARY LINE OF SAID LOT, THENCE SOUTH 40 FEET TO THE SOUTHEAST CORNER OF SAID LOT, THENCE WEST ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 59.935 FEET TO A POINT, THENCE NORTH AND PARALLEL WITH THE EAST BOUNDARY LINE OF SAID LOT TO A POINT ON THE NORTH BOUNDARY LINE OF SAID LOT, WHICH IS 15 FEET WEST OF THE POINT OF BEGINNING, THENCE EAST 15 FEET TO THE POINT OF BEGINNING, THE SAME TO BE USED AS AN ALLEY AND TO BE DULY DEDICATED BY THE CITY AS A PUBLIC ALLEY.

BOOK 5108 PAGE 118

Recorded at 3.35 o'clock P M Nov. 18, 1936

Reception No. 183516

ALBERT C. MONSON

Recorder.

This Deed, Made this 12th day of November
in the year of our Lord one thousand nine hundred and thirty-six between

J. PEARL BAYNE, MABEL E. QUINN and JOHN F. QUINN

of the City and County of Denver and State of Colorado,
of the first part, and

CITY AND COUNTY OF DENVER, a Municipal Corporation

of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of
Ten and no/100 - - - - - DOLLARS,
to the said parties of the first part in hand paid by the said part y of the second part, the receipt whereof
is hereby confessed and acknowledged, ha ve remised, released, sold, conveyed and QUIT CLAIMED, and by
these presents do remise, release, sell, convey and QUIT CLAIM unto the said part y of the second part,
its ~~heir~~ successors and assigns forever, all the right, title, interest, claim and demand which the said
parties of the first part ha ve in and to the following described parcel of land
situate, lying and being in the City and County of Denver and State of
Colorado, to-wit:

Beginning at a point on the North boundary line of Lot 1, Block 14,
Grand View 44.935 feet West of the Northeast corner of said lot,
thence South parallel with the East boundary line of said lot,
146.37 feet to a point, thence East and parallel with the North
boundary line of said lot to a point on the East boundary line of
said lot, thence South 40 feet to the Southeast corner of said lot,
thence West along the South boundary line of said lot 59.935 feet
to a point, thence North and parallel with the East boundary line
of said lot to a point on the North boundary line of said lot,
which is 15 feet West of the point of beginning, thence East 15
feet to the point of beginning, the same to be used as an alley
and to be duly dedicated by the City as a public alley,

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto
belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the
said part ies of the first part, either in law or equity, to the only proper use, benefit and behoof of the said
part y of the second part, its/ ~~heir~~ successors and assigns forever.

IN WITNESS WHEREOF, The said part ies of the first part ha ve hereunto set their hand s
and seal s the day and year first above written.

Signed, Sealed and Delivered in the Presence of

J. Pearl Bayne [SEAL]
Mabel E. Quinn [SEAL]
John F. Quinn [SEAL]
[SEAL]

STATE OF COLORADO,

City and County of Denver

ss.

The foregoing instrument was acknowledged before me this 13th day of November
1936, by J. Pearl Bayne, Mabel E. Quinn & John F. Quinn.

My commission expires 1939. Witness my hand and official seal.

Notary Public.
acting City Clerk

*If by natural person or persons here insert name or names; if by person acting in representative or official capacity or
as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity; or description; if by officer
of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.—
Statutory Acknowledgment, Session 1937.

No. 933. QUIT CLAIM DEED.—The Bradford-Robinson Ptg. Co., Mfrs. Robinson's Legal Blanks, Denver.

Description O.K.
G. O'Hall

Recorded at 2:45 o'clock P. M. Feb. 6, 1946 BOOK 5998 PAGE 555
Reception No. 183516 PAUL F. PERSKE, Clerk and Recorder.

Know All Men by These Presents, That, Whereas,
HENRY C. DIERKS and LOUISE M. DIERKS, husband and wife
of the City and County of Denver, in the State of Colorado, by their certain DEED OF TRUST
dated the 22nd day of August, A. D. 1945, and duly recorded in the office
of the County Clerk and Recorder of the City and County of Denver, in the State of Colorado, on the
23rd day of August, A. D. 1945, in book 5936 of said City and
County records, on page 174, conveyed to the Public Trustee in said City and County of Denver,
certain real estate in said Deed of Trust described in trust to secure to the order of
MIDLAND FEDERAL SAVINGS AND LOAN ASSOCIATION
the payment of the indebtedness mentioned therein.

AND, WHEREAS, Said indebtedness has been paid and the purposes of said trust have been fully
satisfied;

NOW, THEREFORE, At the request of the legal holder of the indebtedness secured by said Deed of
Trust, and in consideration of the premises, and in further consideration of the sum of Two Dollars, to me in
hand paid, the receipt whereof is hereby acknowledged, I, as the Public Trustee in said City and County of
Denver, do hereby remise, release and quit-claim unto the present owner or owners of said real estate and unto
the heirs, successors and assigns of said owner or owners forever, all the right, title and interest which I have
in and to the said real estate, as such Public Trustee, in said Deed of Trust mentioned; and more particularly
described as follows, to-wit:

The West or Front Twenty-seven One-half (27½) feet of Lots
One (1) Two (2) Three (3) Four (4) and Five (5) Block One (1)
Alkire Brothers Addition to Broadway Terrace, Except a strip
Six (6) feet wide along the South line of lot Five (5)

situate, lying and being in the City and County of Denver and State of Colorado.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the privileges and appurte-
nances thereunto belonging forever. And further, that the said Trust Deed is, by these presents, to be con-
sidered as fully and absolutely released, cancelled and forever discharged.

WITNESS my hand and seal, this 6th day of February, A. D. 1946
Paul F. Perske (SEAL)
As the Public Trustee in said City and County of Denver.

By _____ Deputy Public Trustee.

STATE OF COLORADO, }
CITY AND COUNTY OF DENVER. } ss.

The foregoing instrument was acknowledged before me this
6th day of February, 1946,

by PAUL F. PERSKE, as the
Public Trustee in said City and County of Denver, Colorado.
Witness my hand and Official Seal.

My Commission expires March 16-1947

Mal Hayes
Notary Public.

The Public Trustee in said City and County of Denver:

Please execute this release, the indebtedness secured by the above mentioned Deed of Trust having been
fully paid.

MIDLAND FEDERAL SAVINGS AND LOAN ASSOCIATION

The legal holder of the indebtedness secured by said Deed of Trust.

By _____