




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: April 9, 2024

ROW #: 2021-DEDICATION-0000090 **SCHEDULE #:** Adjacent to 0228135016000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by North Navajo Street, West 33rd Avenue, North Osage Street, and West 32nd 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, "3247 Navajo 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 # (2021-DEDICATION-0000090-001) HERE.

A map of the area to be dedicated is attached.

GB/TB /DG

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Amanda P. Sandoval District # 1
Councilperson Aide, Gina Volpe
Councilperson Aide, Melissa Horn
Councilperson Aide, Alessandra Dominguez
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, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Thomas Breitnauer
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2021-DEDICATION-0000090

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: April 9, 2024

Please mark one: Bill Request or Resolution Request

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 North Navajo Street, West 33rd Avenue, North Osage Street, and West 32nd Avenue.

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: Dalila Gutierrez	Name: Nicholas Williams
Email: Dalila.Gutierrez@denvergov.org	Email: Nicholas.Williams@denvergov.org

5. **General description or background of proposed request. Attach executive summary if more space needed:**
Proposing to build a 5-unit townhome on vacant land. The developer was asked to dedicate a parcel 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: 2021-DEDICATION-0000090

Description of Proposed Project: Proposing to build a 5-unit townhome on vacant land. The developer was asked to dedicate a parcel 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 the development project called, "3247 Navajo St."

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

- Well Restrictions
- Barrier Restrictions
- Area Restrictions**
 - Liner
 - Sheet Pile Wall Area
- Streets
- Alleys
- County Boundary
- Parcels
- Lots/Blocks



PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000090-001:

LAND DESCRIPTION - ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF FEBRUARY, 2022, AT RECEPTION NUMBER 2022016377 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING THE WEST 2.50 FEET OF LOT 27 AND THE WEST 2.5 FEET OF THE SOUTH 20 FEET OF LOT 28, BLOCK 11 OF CENTRAL SUBDIVISION, AN ADDITION TO THE TOWN OF HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO ORIGINALLY RECORDED IN THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE IN BOOK OF PLATS 2 AT PAGE 100. (THE OFFICIAL DENVER CITY SURVEY OF THE CENTRAL SUBDIVISION, AN ADDITION TO THE TOWN OF HIGHLANDS, APPROVED BY THE CITY COUNCIL DECEMBER 1, 1892 IN BOOK 6 AT PAGE 78 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO WAS USED TO AID IN THE DETERMINATION OF THE BOUNDARY OF THE SUBJECT PROPERTY.) LOCATED IN THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

PARCEL CONTAINS AN AREA OF 0.003 ACRES, (113 SQUARE FEET), MORE OR LESS.

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: 2021-Dedication-0000090
Asset Mgmt No.: 21-107



2022016377
Page: 1 of 4
D \$0.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 2nd day of February, 202~~2~~², by **PEBBLE ENTERPRISES, LLC**, a Colorado limited liability company, whose address is 3247 N Navajo St., 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:

PEBBLE ENTERPRISES, LLC, a Colorado limited liability company

By: _____

Name: Charles Soule

Its: Member

STATE OF Colorado)
COUNTY OF Arapahoe) ss.

The foregoing instrument was acknowledged before me this 2nd day of February, 2022
by Charles Soule, as Member of Pebble Enterprises,
a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 3/7/2022

Elena Avalos
Notary Public

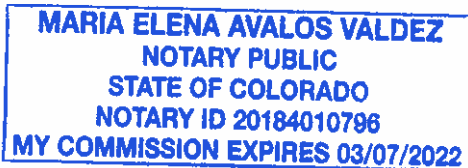


EXHIBIT A
LAND DESCRIPTION

A PARCEL OF LAND BEING THE WEST 2.50 FEET OF LOT 27 AND THE WEST 2.5 FEET OF THE SOUTH 20 FEET OF LOT 28, BLOCK 11 OF CENTRAL SUBDIVISION, AN ADDITION TO THE TOWN OF HIGHLANDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO ORIGINALLY RECORDED IN THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE IN BOOK OF PLATS 2 AT PAGE 100. (THE OFFICIAL DENVER CITY SURVEY OF THE CENTRAL SUBDIVISION, AN ADDITION TO THE TOWN OF HIGHLANDS, APPROVED BY THE CITY COUNCIL DECEMBER 1, 1892 IN BOOK 6 AT PAGE 78 OF THE RECORDS OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO WAS USED TO AID IN THE DETERMINATION OF THE BOUNDARY OF THE SUBJECT PROPERTY.) LOCATED IN THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

PARCEL CONTAINS AN AREA OF 0.003 ACRES, (113 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

SHAUN D. LEE, PLS 38158
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

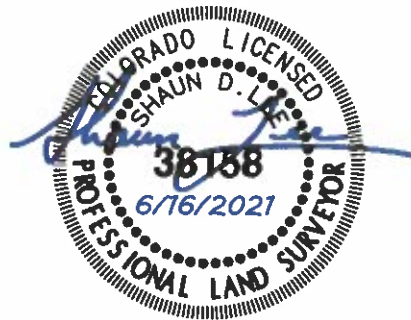
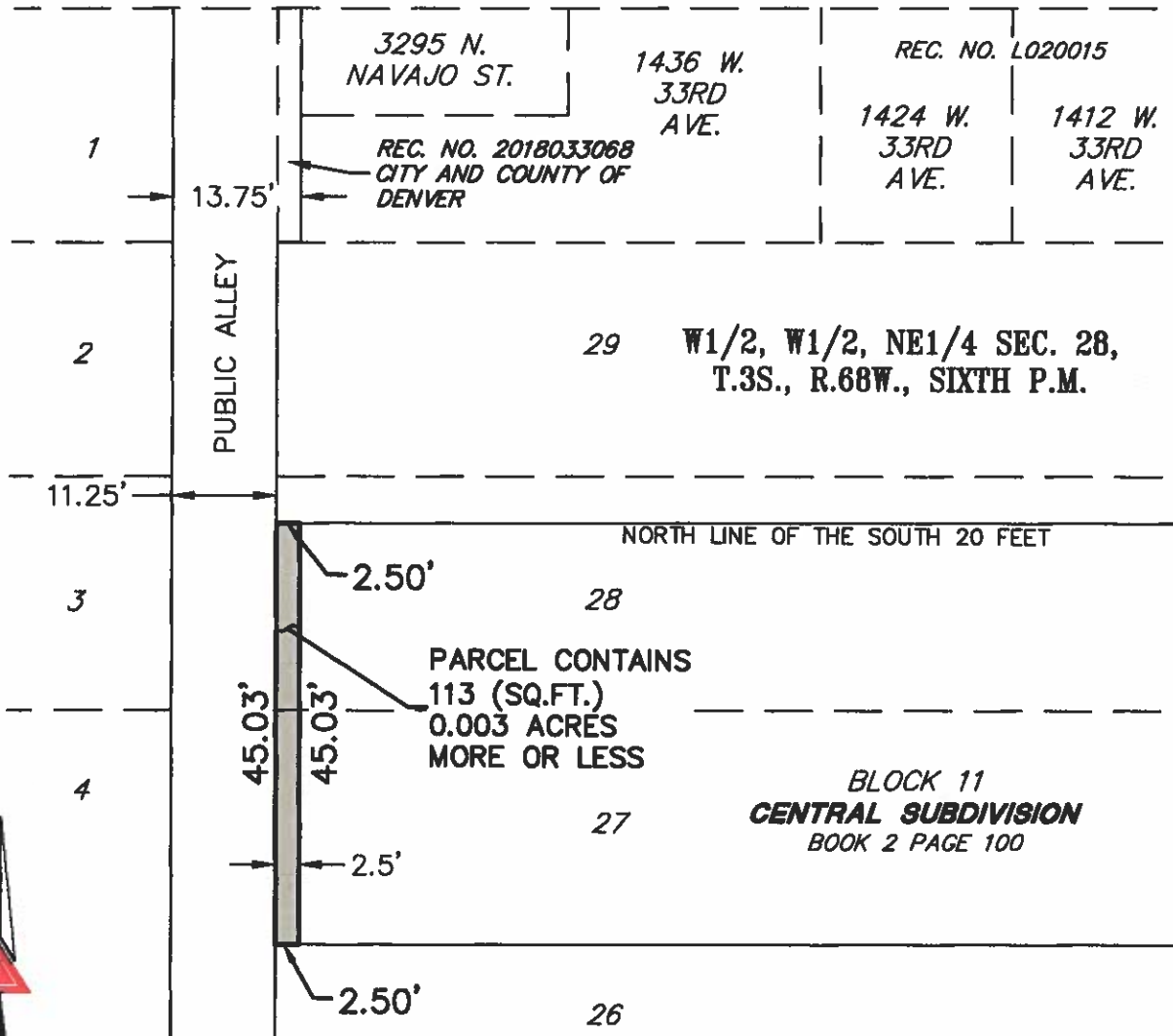


ILLUSTRATION TO EXHIBIT A

W. 33RD AVE.
 (65' WIDE PUBLIC ROW)
 BOOK 2 PAGE 100



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

PATH: G:\159620-01 - 3247 Navajo Alley\DWG\159620-01 - 3247 Navajo Alley.dwg
 DWG NAME: _____
 DWG: SDL CHK: JRW
 DATE: 6/16/2021
 SCALE: 1" = 20'



300 East Mineral Ave,
 Suite 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
 www.aztecconsultants.com

159620-01 - 3247 Navajo Alley ROW Dedication.dwg

ALLEY EXHIBIT
 LOT 27 & S. 20FT LOT 28, BLOCK 11 CENTRAL SUBDIVISION
 CITY AND COUNTY OF DENVER, COLORADO
 JOB NUMBER 159620-01