


**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:** July 31, 2023

**ROW #:** 2022-DEDICATION-0000142      **SCHEDULE #:** 0527503038000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by South Acoma Street, West Wesley Avenue, South Broadway, and West Iliff 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, "2316 S Acoma 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-0000142-001 ) 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, N/A  
Councilperson Aide, N/A  
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 2022-DEDICATION-0000142

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: July 31, 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 Acoma Street, West Wesley Avenue, South Broadway, and West Iliff 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:** Proposing to scrape existing single-family and build 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 Acoma Street, West Wesley Avenue, South Broadway, and West Iliff 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.

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To be completed by Mayor's Legislative Team:

SIRE Tracking Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

## EXECUTIVE SUMMARY

**Project Title:** 2022-DEDICATION-0000142

**Description of Proposed Project:** Proposing to scrape existing single-family and build 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

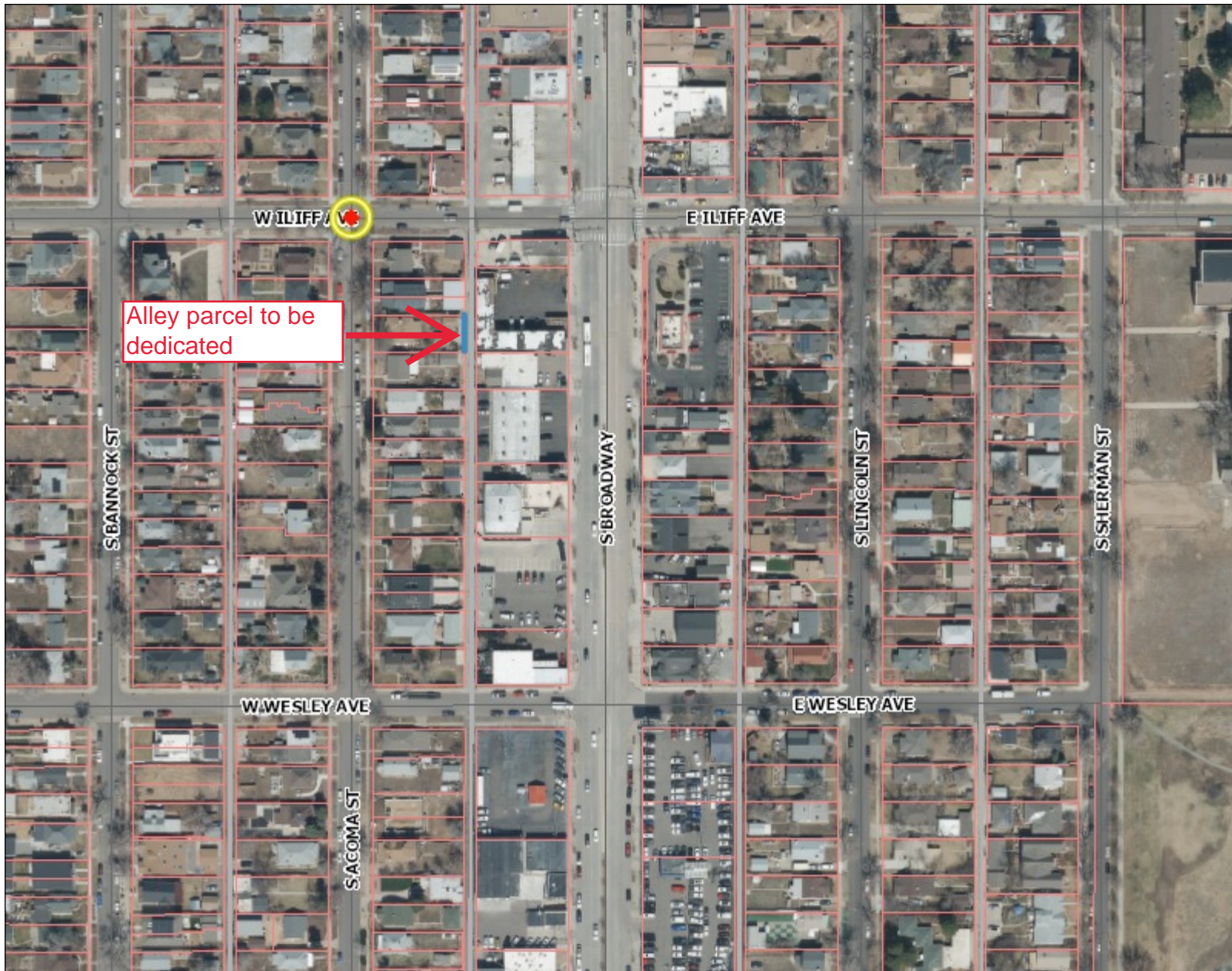
**What is the known duration of a MEP:** N/A

**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, "2316 S Acoma St."

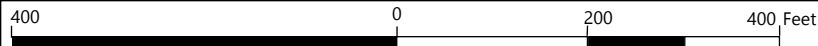


Alley parcel to be dedicated



### Legend

- Streets
- Alleys
- ▭ County Boundary
- ▭ Parcels





**PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000142-001:**

**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 JULY, 2023, AT RECEPTION NUMBER 2023067176 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING THE EAST 2.00 FEET OF LOTS 5 & 6, BLOCK 8, BREENLOW SUBDIVISION OF SOUTH DENVER, AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RANGE POINT IN THE INTERSECTION OF SOUTH BROADWAY AND ILIFF AVENUE, BEING A FOUND 2.5" ALUMINUM CAP, FLUSH IN CONCRETE, STAMPED "PLS 38035", FROM WHENCE A RANGE POINT IN THE INTERSECTION OF SOUTH BROADWAY AND WESLEY AVENUE, BEING A FOUND 2.5" ALUMINUM CAP, FLUSH IN CONCRETE, STAMPED "PLS 29761", BEARS SOUTH 00°15'57" EAST, A DISTANCE OF 659.97 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO:

THENCE SOUTH 79°41'28" WEST, A DISTANCE OF 193.97 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK 8;

THENCE SOUTH 00°15'41" EAST ALONG THE WEST LINE OF THE EXISTING 16 FOOT WIDE PUBLIC ALLEY, A DISTANCE OF 99.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 AND THE POINT OF BEGINNING;

THENCE SOUTH 00°15'41" EAST ALONG THE WEST LINE OF SAID PUBLIC ALLEY, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6;

THENCE SOUTH 89°31'05" WEST ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°15'41" WEST, A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF SAID LOT 5;

THENCE NORTH 89°31'05" EAST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 2.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 AND THE POINT OF BEGINNING;

CONTAINING 100 SQUARE FEET, 0.002 ACRES OF LAND, MORE OR LESS.



2023067176  
Page: 1 of 4  
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-0000142  
Asset Mgmt No.: 23-143

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 13<sup>th</sup> day of July, 2023, by **2316 S Acoma Street LLC**, a Colorado limited liability company, whose address is 2861 W 120th Ave Ste 205, Westminster, CO 80234, 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:

2316 S Acoma Street LLC, a Colorado limited liability company

By:

Name:

Brett Mosley

Its:

Manager

STATE OF Colorado)

COUNTY OF Denver)

) ss.

The foregoing instrument was acknowledged before me this 13 day of July, 2023  
by Brett Mosley, as Manager of 2316 Acoma Street LLC, a  
Colorado limited liability company.

Witness my hand and official seal.

My commission expires:

4-3-2025

Angela Ferguson  
Notary Public

ANGELA FERGUSON  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20034001489  
My Commission Expires April 3, 2025



## EXHIBIT "A" LAND DESCRIPTION

SHEET 1 OF 2

A PARCEL OF LAND BEING THE EAST 2.00 FEET OF LOTS 5 & 6, BLOCK 8, BREENLOW SUBDIVISION OF SOUTH DENVER, AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RANGE POINT IN THE INTERSECTION OF SOUTH BROADWAY AND ILIFF AVENUE, BEING A FOUND 2.5" ALUMINUM CAP, FLUSH IN CONCRETE, STAMPED "PLS 38035", FROM WHENCE A RANGE POINT IN THE INTERSECTION OF SOUTH BROADWAY AND WESLEY AVENUE, BEING A FOUND 2.5" ALUMINUM CAP, FLUSH IN CONCRETE, STAMPED "PLS 29761", BEARS SOUTH 00°15'57" EAST, A DISTANCE OF 659.97 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO:

THENCE SOUTH 79°41'28" WEST, A DISTANCE OF 193.97 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK 8;  
THENCE SOUTH 00°15'41" EAST ALONG THE WEST LINE OF THE EXISTING 16 FOOT WIDE PUBLIC ALLEY, A DISTANCE OF 99.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 AND THE POINT OF BEGINNING;

THENCE SOUTH 00°15'41" EAST ALONG THE WEST LINE OF SAID PUBLIC ALLEY, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6;  
THENCE SOUTH 89°31'05" WEST ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 2.00 FEET;  
THENCE NORTH 00°15'41" WEST, A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF SAID LOT 5;  
THENCE NORTH 89°31'05" EAST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 2.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 AND THE POINT OF BEGINNING;

CONTAINING 100 SQUARE FEET, 0.002 ACRES OF LAND, MORE OR LESS.

PREPARED BY:

JEFFREY J. MACKENNA P.S. 34183

FOR FALCON SURVEYING, INC.

9940 WEST 25TH AVENUE

LAKEWOOD COLORADO, 80215

(303)202-1560

JOB NO. 220217



DATE: 11/28/2022



# EXHIBIT "A"

SITUATED IN THE SW 1/4, SECTION 27, T4S. R68W, OF THE 6TH P.M.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

WEST ILIFF AVENUE  
60' RIGHT OF WAY



BLOCK 8  
BREENLOW SUBDIVISION  
OF SOUTH DENVER

LOT 1

LOT 48

LOT 4

LOT 45

LOT 5

LOT 44

LOT 6

LOT 43

LOT 7

LOT 42

WEST WESLEY AVENUE  
60' RIGHT OF WAY

TIE LINE  
S79°41'28"W 193.97'

TIE LINE  
S00°15'41"E  
99.97'

N89°31'05"E  
2.00'

PARCEL  
100 SQ. FT.  
0.002 AC. ±

POINT OF BEGINNING

N00°15'41"W 50.00'

S00°15'41"E 50.00'

S89°31'05"W  
2.00'

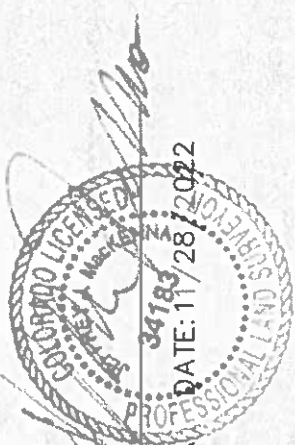
16' PUBLIC ALLEY

BASIS OF BEARINGS  
S00°15'57"E 659.97'(M) 660'(R)

POINT OF COMMENCEMENT  
RANGE POINT  
FOUND 2.5" ALUMINUM CAP FLUSH IN CONCRETE  
PLS 38035

SOUTH BROADWAY  
100' RIGHT OF WAY

RANGE POINT  
FOUND 2.5" ALUMINUM CAP  
FLUSH IN CONCRETE  
PLS 29761



JEFFREY J. MACKENNA  
PLS 34183  
DATE: 11/28/2022

GRAPHIC SCALE



( IN US SURVEY FEET )  
1 inch = 20 ft.

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