




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: March 29, 2024

ROW #: 2021-DEDICATION-0000088 **SCHEDULE #:** 0507119024000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by West 3rd Avenue, North Osceola Street, West 4th Avenue, and North Newton 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. 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, "3835 W 3rd Ave."

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-0000088-001) HERE.

A map of the area to be dedicated is attached.

GB/TB /DG

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Jamie Torres District # 3
Councilperson Aide, Daisy Rocha Vasquez
Councilperson Aide, Angelina Gurule
Councilperson Aide, Ayn Tougaard Slavis
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-0000088

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: March 29, 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 West 3rd Avenue, North Osceola Street, West 4th Avenue, and North Newton 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: 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:

Proposed project is to build a new single-family residence on vacant land. The developer was asked to dedicate one parcel as Public Alley.

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

7. **City Council District:** Jamie Torres, District #3

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-0000088

Description of Proposed Project: Proposed project is to build a new single-family residence on vacant land. The developer was asked to dedicate a one 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, "3835 W 3rd Ave."



Legend

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

Alley to be dedicated

289 0 144.5 289 Feet

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000088-001:

LAND DESCRIPTION - ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 24TH DAY OF JUNE, 2021, AT RECEPTION NUMBER 2021120864 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LAND TWO FEET (2) IN WIDTH BEING A PART OF LOTS 17-20, BLOCK 122, SUBDIVISION OF BLOCKS A, B, C, D, E, F, G, H J, K, L, AND 105 AS MARKED ON PLAT OF P.T. BARNUM'S SUBDIVISION AND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 20, BLOCK 122, SUBDIVISION OF BLOCKS A, B, C, D, E, F, G, H J, K, L, AND 105 AS MARKED ON PLAT OF P.T. BARNUM'S SUBDIVISION, ALSO BEING THE **POINT OF BEGINNING**;

THENCE S89°43'10"W A DISTANCE OF 2.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 20;
THENCE N00°22'50"W A DISTANCE OF 109.17 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 17;
THENCE N89°56'26"E ALONG THE SAID NORTH LINE OF SAID LOT 17 A DISTANCE OF 2.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 17;
THENCE S00°22'50"E ALONG THE EAST LINE OF SAID LOTS 17-20 A DISTANCE OF 109.16 FEET BACK TO THE **POINT OF BEGINNING**.

CONTAINING 218.34 ± SQUARE FEET (0.005 ± ACRES); MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 20 BETWEEN A FOUND NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED 'LS. 37969' AT THE SOUTHWEST CORNER OF SAID LOT 20 AND A FOUND NAIL AND TAG STAMPED 'LS. 37969' AT THE SOUTHEAST CORNER OF SAID LOT 20. ASSUMED TO BEAR N89°43'10"E.



06/24/2021 11:45 AM
City & County of Denver

R \$0.00

WD

2021120864

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D \$0.00

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-0000088
Asset Mgmt No.: 21-093

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 7 day of June, 2021, by **3835 3RD TRUST**, whose address is 3835 W. 3rd Ave., Denver, CO 80219, 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.

2021-PROJMSTR-0000292-ROW

EXHIBIT A
PAGE 1 OF 2

LAND DESCRIPTION:

A PORTION OF LAND TWO FEET (2) IN WIDTH BEING A PART OF LOTS 17-20, BLOCK 122, SUBDIVISION OF BLOCKS A, B, C, D, E, F, G, H J, K, L, AND 105 AS MARKED ON PLAT OF P.T. BARNUM'S SUBDIVISION AND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**Prepared By:**

Altitude Land Consultants, Inc

Karl W. Franklin, PE-PLS-EXW

Colorado PLS 37969

Date: 6/2/2021

Job No. 20-126

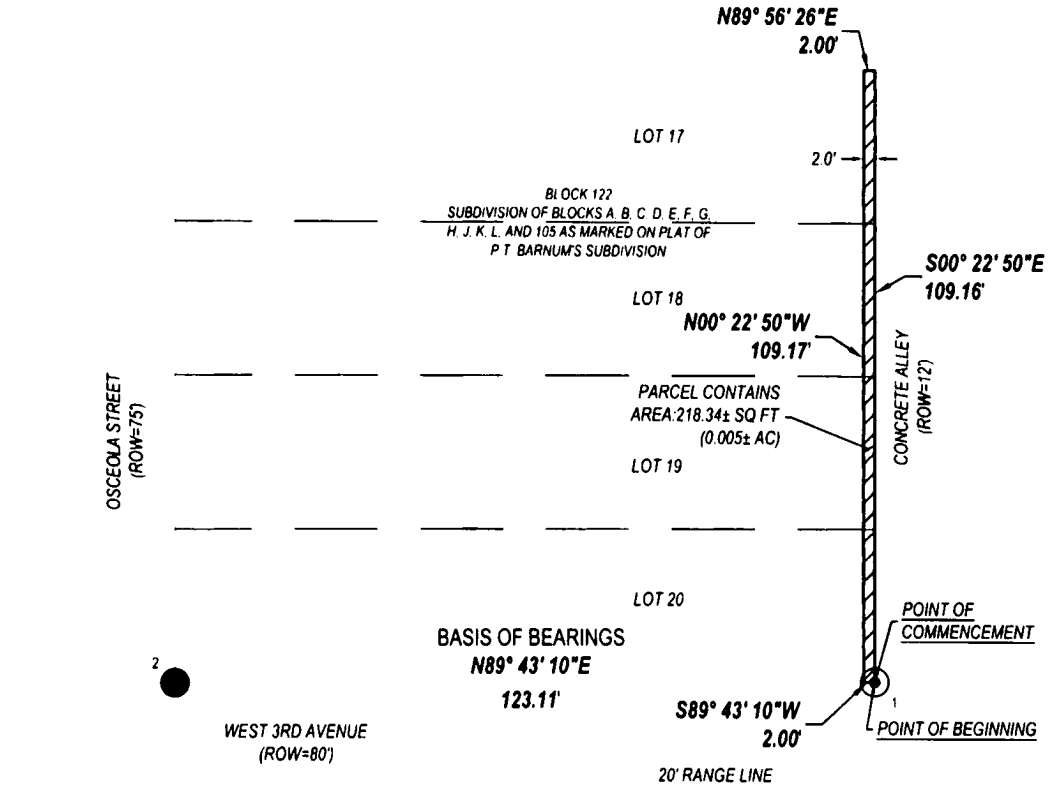
3461 Ringsby Court, Suite 125
Denver, CO 80216

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

720.594.9494
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

EXHIBIT A
PAGE 2 OF 2

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

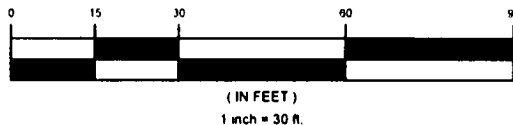


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CO 80907

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Date: 6/2/2021
Job No. 20-126



LEGEND:

	DEDICATION AREA
1	FOUND NAIL AND TAG "L.S. 37969"
2	FOUND #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "L.S. 37969"
	RANGE LINE
	BLOCK LINE
	INTERIOR PROPERTY LINE