


**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 8, 2024

**ROW #:** 2023-DEDICATION-0000120      **SCHEDULE #:** Adjacent to 1) 05222060202000,  
2) 05222060202000, and 3) 05222060202000

**TITLE:** This request is to dedicate three City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by West Florida Avenue, South Acoma Street, and West Iowa Avenue, 2) West Florida Avenue, located at the intersection of West Florida Avenue and South Acoma Street, and 3) South Acoma Street, located at the intersection of South Acoma Street and West Florida 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 1) Public Alley, 2) West Florida Avenue, and 3) South Acoma Street. 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, "AHRT - 1501 S Acoma."

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 1) Public Alley, 2) West Florida Avenue, and 3) South Acoma Street. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000120-001, 002, 003) HERE.**

A map of the area to be dedicated is attached.

GB/BP /BVS

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Flor Alvidrez District # 7  
Councilperson Aide, Mark Montoya  
Councilperson Aide, Nikki Johnson  
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, Brian Pfohl  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2023-DEDICATION-0000120

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 the Mayor's Legislative Team  
at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: April 8, 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 three City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by West Florida Avenue, South Acoma Street, and West Iowa Avenue, 2) West Florida Avenue, located at the intersection of West Florida Avenue and South Acoma Street, and 3) South Acoma Street, located at the intersection of South Acoma Street and West Florida 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: Beverly J. Van Slyke	Name: Nicholas Williams
Email: <a href="mailto:Beverly.VanSlyke@denvergov.org">Beverly.VanSlyke@denvergov.org</a>	Email: <a href="mailto:Nicholas.Williams@denvergov.org">Nicholas.Williams@denvergov.org</a>

5. **General description or background of proposed request. Attach executive summary if more space needed:**  
Proposing to build a new apartment building on vacant land. The developer was asked to dedicate three parcels of land as 1) Public Alley, 2) West Florida Avenue, and 3) South Acoma Street.

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

7. **City Council District:** Flor Alvidrez, District #7

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</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
<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?

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*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

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

## EXECUTIVE SUMMARY

**Project Title:** 2023-DEDICATION-0000120

**Description of Proposed Project:** Proposing to build a new apartment building on vacant land. The developer was asked to dedicate three parcels of land as 1) Public Alley, 2) West Florida Avenue, and 3) South Acoma Street.

**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 1) Public Alley, 2) West Florida Avenue, and 3) South Acoma Street.

**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

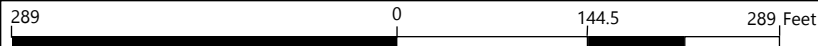
**Will an easement relinquishment be submitted at a later date:** N/A

**Additional information:** This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) Public Alley, 2) West Florida Avenue, and 3) South Acoma Street, as part of the development project called, "AHRT - 1501 S Acoma."



### Legend

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



**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000120-001:**

**LEGAL DESCRIPTION - ALLEY PARCEL #1:**

PARCEL ONE OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF MARCH, 2024, AT RECEPTION NUMBER 2024025624 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE WESTERLY 2.00 FEET OF LOTS 40 THROUGH 48, AND THE WESTERLY 2.00 FEET OF THE NORTH HALF OF LOT 39, BLOCK 7, OVERLAND PARK SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SAID PARCEL CONTAINS AN AREA OF 475 SQUARE FEET, OR 0.010 ACRES, MORE OR LESS.

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000120-002:**

**LEGAL DESCRIPTION - STREET PARCEL #2:**

PARCEL TWO OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF MARCH, 2024, AT RECEPTION NUMBER 2024025624 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE NORTHERLY 2.00 FEET OF LOT 48, EXCEPT THE WESTERLY 2.00 FEET AND EXCEPT THE EASTERLY 2.00 FEET THEREOF, BLOCK 7, OVERLAND PARK SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SAID PARCEL CONTAINS AN AREA OF 242 SQUARE FEET, OR 0.005 ACRES, MORE OR LESS.

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000120-003:**

**LEGAL DESCRIPTION - STREET PARCEL #3:**

PARCEL THREE OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF MARCH, 2024, AT RECEPTION NUMBER 2024025624 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE EASTERLY 2.00 FEET OF LOTS 40 THROUGH 48, AND THE EASTERLY 2.00 FEET OF THE NORTH HALF OF LOT 39, BLOCK 7, OVERLAND PARK SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SAID PARCEL CONTAINS AN AREA OF 475 SQUARE FEET, OR 0.010 ACRES, MORE OR LESS.



03/28/2024 03:20 PM  
City & County of Denver  
Electronically Recorded

R \$0.00

WD

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-0000120**  
**Asset Mgmt No.: 24-064**

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 26th day of March, 2024, by **SECOND CHANCE CENTER, INC.**, a Colorado nonprofit corporation, whose address is 224 Potomac Street, Aurora, CO 80011, 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:

**SECOND CHANCE CENTER, INC.**, a Colorado nonprofit corporation

By: [Signature]

Name: Diamond McCready

Its: Executive Director

STATE OF Colorado )  
  ) ss.

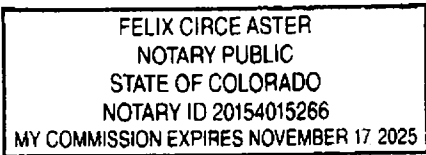
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this 26 day of March, 2024 by Diamond McCready, as Executive Director of **SECOND CHANCE CENTER, INC.**, a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: 11/17/2025

Felix Aster  
Notary Public





2023-PROJMSTR-0000035-ROW

PARCEL ONE:

# EXHIBIT A

THE WESTERLY 2.00 FEET OF LOTS 40 THROUGH 48, AND THE WESTERLY 2.00 FEET OF THE NORTH HALF OF LOT 39, BLOCK 7, OVERLAND PARK SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SAID PARCEL CONTAINS AN AREA OF 475 SQUARE FEET, OR 0.010 ACRES, MORE OR LESS.

PARCEL TWO:

THE NORTHERLY 2.00 FEET OF LOT 48, EXCEPT THE WESTERLY 2.00 FEET AND EXCEPT THE EASTERLY 2.00 FEET THEREOF, BLOCK 7, OVERLAND PARK SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SAID PARCEL CONTAINS AN AREA OF 242 SQUARE FEET, OR 0.005 ACRES, MORE OR LESS.

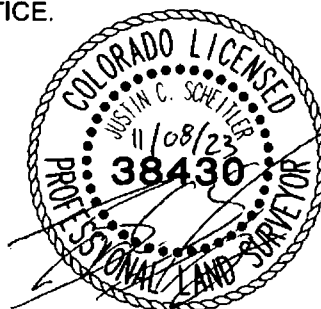
PARCEL THREE:

THE EASTERLY 2.00 FEET OF LOTS 40 THROUGH 48, AND THE EASTERLY 2.00 FEET OF THE NORTH HALF OF LOT 39, BLOCK 7, OVERLAND PARK SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SAID PARCEL CONTAINS AN AREA OF 475 SQUARE FEET, OR 0.010 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

I, JUSTIN C. SCHEITLER, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE.

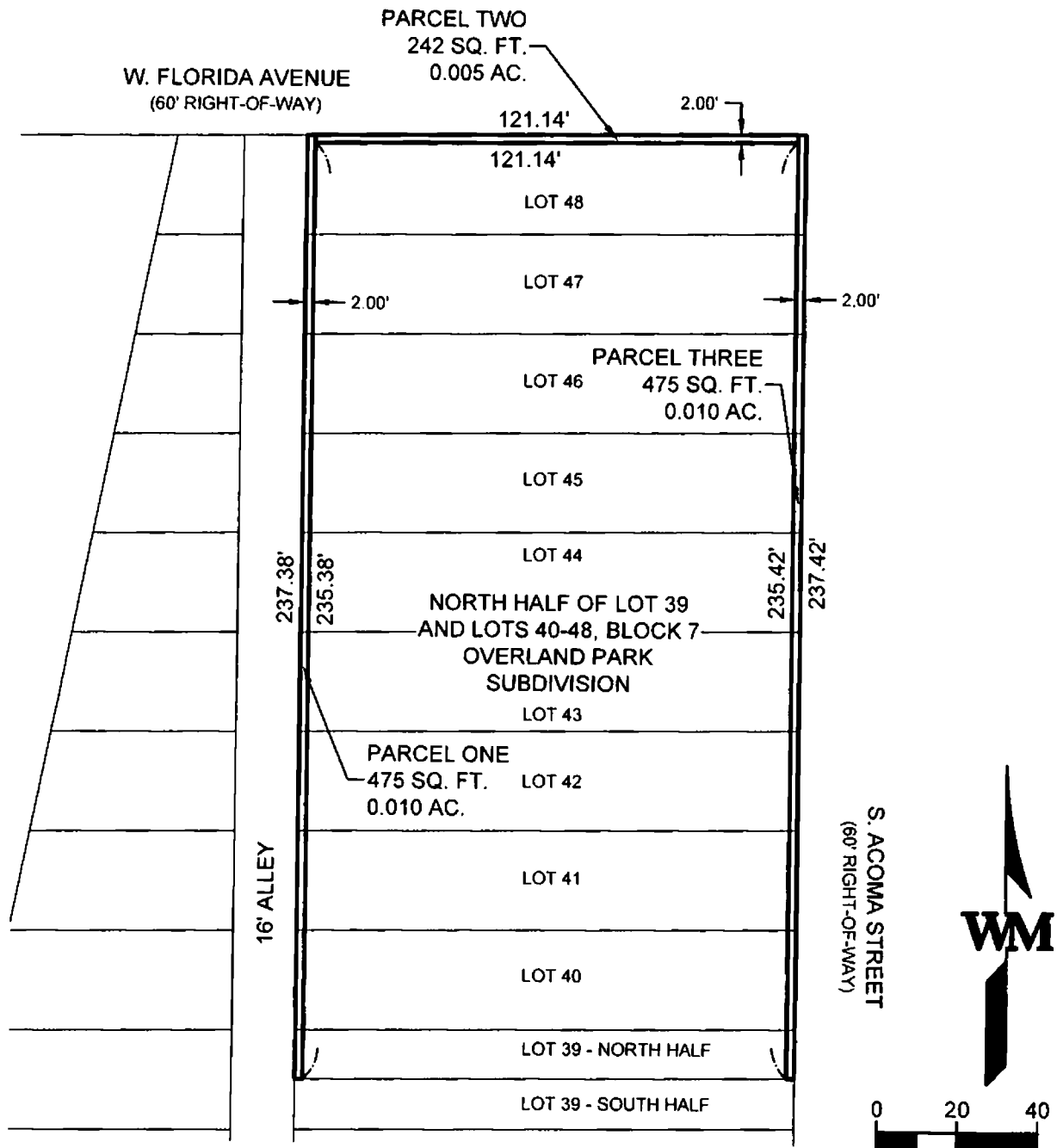


JUSTIN C. SCHEITLER, P.L.S. 38430  
 FOR AND ON BEHALF OF WARE MALCOMB  
 900 SOUTH BROADWAY, SUITE 320  
 DENVER, CO 80209

900 south broadway suite 320 denver. co 80209 p 303.561.3333 waremalcomb.com <b>WM</b> <b>WARE MALCOMB</b> CIVIL ENGINEERING & SURVEYING	PROJECT NAME: 1501 SOUTH ACOMA ST. - R.O.W.			SHEET  <b>1 OF 2</b>
	JOB NO.: DCS23-4004	DATE : 11/08/2023		
	DRAWN: CJD	PA/PM: JCS	SCALE: NA	

2023-PROJMSTR-0000035-ROW

# EXHIBIT A



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

900 south broadway suite 320 denver, co 80209 p 303.561.3333 waremalcomb.com <b>WM</b> <b>WARE MALCOMB</b> CIVIL ENGINEERING & SURVEYING	PROJECT NAME: 1501 SOUTH ACOMA ST. - R.O.W.		SHEET
	JOB NO.: DCS23-4004	DATE : 11/08/2023	
	DRAWN: CJD	PA/PM: JCS	SCALE: 1" = 40'