




**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 11, 2024  
**ROW #:** 2021-DEDICATION-0000038 **SCHEDULE #:** 1) 0522207068000, 2) 0522207068000, & 3) 0522207068000

**TITLE:** This request is to dedicate three City-owned parcels of land as Public Right-of-Way as 1) West Arkansas Avenue, located at the intersection of West Arkansas Avenue and South Acoma Street, 2) South Acoma Street, located at the intersection of South Acoma Street and West Arkansas Avenue, and 3) Public Alley, bounded by West Arkansas Avenue, South Broadway, West Florida Avenue & South Acoma 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 1) West Arkansas Avenue, 2) South Acoma Street, and 3) 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, “LAW’S Whiskey House.”

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

**INSERT PARCEL DESCRIPTION ROW # (2021-DEDICATION-0000038-001, 002, 003) HERE.**

A map of the area to be dedicated is attached.

GB/TB/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, Thomas Breitnauer
- DOTI Ordinance
- Owner: City and County of Denver
- Project file folder 2021-DEDICATION-0000038

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 11, 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) West Arkansas Avenue, located at the intersection of West Arkansas Avenue and South Acoma Street, 2) South Acoma Street, located at the intersection of South Acoma Street and West Arkansas Avenue, and 3) Public Alley, bounded by West Arkansas Avenue, South Broadway, West Florida Avenue & South Acoma 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: 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:**  
Build a new commercial structure on vacant land. The developer was asked to dedicate three parcels of land as 1) West Arkansas Avenue, 2) South Acoma Street, and 3) Public Alley.

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 (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?

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

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

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



## EXECUTIVE SUMMARY

**Project Title:** 2021-DEDICATION-0000038

**Description of Proposed Project:** Build a new commercial structure on vacant land. The developer was asked to dedicate three parcels of land as 1) West Arkansas Avenue, 2) South Acoma Street, and 3) 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 1) West Arkansas Avenue, 2) South Acoma Street, and 3) 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 1) West Arkansas Avenue, 2) South Acoma Street, and 3) Public Alley, as part of the development project called, "LAW'S Whiskey House."

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

**CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV**



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



**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-000038-001:**

LAND DESCRIPTION - STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF NOVEMBER, 2021, AT RECEPTION NUMBER 2021209263 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 5, OVERLAND PARK SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND SITUATED IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND AXLE IN RANGE BOX AT THE INTERSECTION OF ACOMA STREET AND ARKANSAS AVENUE FROM WHENCE A FOUND 2.5" ALUMINUM CAP IN RANGE BOX "ILLEGIBLE" AT THE INTERSECTION OF BROADWAY AND ARKANSAS AVENUE BEARS NORTH 89°34'45" EAST, A DISTANCE OF 275.60 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 21°46'18" EAST, A DISTANCE OF 26.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING;

THENCE NORTH 89°34'45" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 122.88 FEET;

THENCE SOUTH 00°06'04" WEST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 89°34'45" WEST, PARALLEL AND 2.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 122.88 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1;

THENCE NORTH 00°06'04" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 2.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING;

CONTAINING 246 SQUARE FEET OR 0.006 ACRES MORE OR LESS.

**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-000038-002:**

LAND DESCRIPTION - STREET PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF NOVEMBER, 2021, AT RECEPTION NUMBER 2021209263 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 5, OVERLAND PARK SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND SITUATED IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE SOUTH 21°46'18" EAST, A DISTANCE OF 26.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 00°06'04" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°34'45" EAST, PARALLEL AND 2.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 3.91 FEET;

THENCE SOUTH 00°09'51" WEST, A DISTANCE OF 1.45 FEET;

THENCE SOUTH 26°43'45" WEST, A DISTANCE OF 8.72 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1;

THENCE NORTH 00°06'04" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 9.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 21 SQUARE FEET

**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000038-003:**

LAND DESCRIPTION - ALLEY PARCEL #3:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF NOVEMBER, 2021, AT RECEPTION NUMBER 2021209263 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF LOTS 1 THROUGH 7, BLOCK 5, OVERLAND PARK SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND SITUATED IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND AXLE IN RANGE BOX AT THE INTERSECTION OF ACOMA STREET AND ARKANSAS AVENUE FROM WHENCE A FOUND 2.5" ALUMINUM CAP IN RANGE BOX "ILLEGIBLE" AT THE INTERSECTION OF BROADWAY AND ARKANSAS AVENUE BEARS NORTH 89°34'45" EAST, A DISTANCE OF 275.60 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 21°46'18" EAST, A DISTANCE OF 26.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 89°34'45" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 122.88 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°34'45" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 2.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 00°06'04" WEST ALONG THE EAST LINE OF SAID LOTS 1 THROUGH 7, A DISTANCE OF 185.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7;

THENCE SOUTH 89°34'45" WEST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°06'04" EAST PARALLEL AND 2.00 FEET WEST OF THE EAST LINE OF SAID LOTS 1 THROUGH 7, A DISTANCE OF 185.00 TO THE POINT OF BEGINNING.

CONTAINING 370 SQUARE FEET OR 0.008 ACRES MORE OR LESS.



11/09/2021 11:38 AM  
City & County of Denver

R \$0.00

WD

2021209263

Page: 1 of 8

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-0000038  
Asset Mgmt No.: 21-096

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 5<sup>th</sup> day of November, 2021, by GARGOYLE HOLDINGS, LLC, a Colorado limited liability company, whose address is 1325 South Cherokee Street, Denver, CO 80223, 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:

GARGOYLE HOLDINGS, LLC, a Colorado limited liability company

By: [Signature]

Name: MARIANNE LAWS

Its: MEMBER

STATE OF CO )  
 ) ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of November, 2021  
by Marianne Laws, as Member of Gargoyle Holdings, LLC,  
a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 06/30/2024

[Signature]  
Notary Public

AUSTIN WAYNE QUIRING  
Notary Public  
State of Colorado  
Notary ID # 20204022701  
My Commission Expires 06-30-2024

# EXHIBIT "A" LAND DESCRIPTION

SHEET 1 OF 4

## PARCEL 1

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 5, OVERLAND PARK SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND SITUATED IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 246 SQUARE FEET OR 0.006 ACRES MORE OR LESS.

  
PREPARED BY: JEFFREY J. MACKENNA P.L.S. 34183  
FOR FALCON SURVEYING, INC.  
9940 WEST 25TH AVENUE  
LAKEWOOD COLORADO, 80215  
(303)202-1560

DATE: 03/26/2021

# EXHIBIT "A"

## LAND DESCRIPTION

SHEET 2 OF 4

### PARCEL 2

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 5, OVERLAND PARK SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND SITUATED IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 21 SQUARE FEET

  
 PREPARED BY:  DATE: 03/26/2021  
 JEFFREY J. MACKENNA P.L.S. 34183  
 FOR FALCON SURVEYING, INC.  
 9940 WEST 25TH AVENUE  
 LAKEWOOD COLORADO, 80215  
 (303)202-1560

# EXHIBIT "A"

## LAND DESCRIPTION

SHEET 3 OF 4

### PARCEL 3

A PARCEL OF LAND BEING A PORTION OF LOTS 1 THROUGH 7, BLOCK 5, OVERLAND PARK SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND SITUATED IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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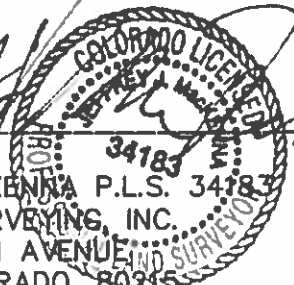
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 PREPARED BY:   
 JEFFREY J. MACKENNA P.L.S. 34183  
 FOR FALCON SURVEYING, INC.  
 9940 WEST 25TH AVENUE  
 LAKEWOOD COLORADO, 80245  
 (303)202-1560

DATE: 03/26/2021

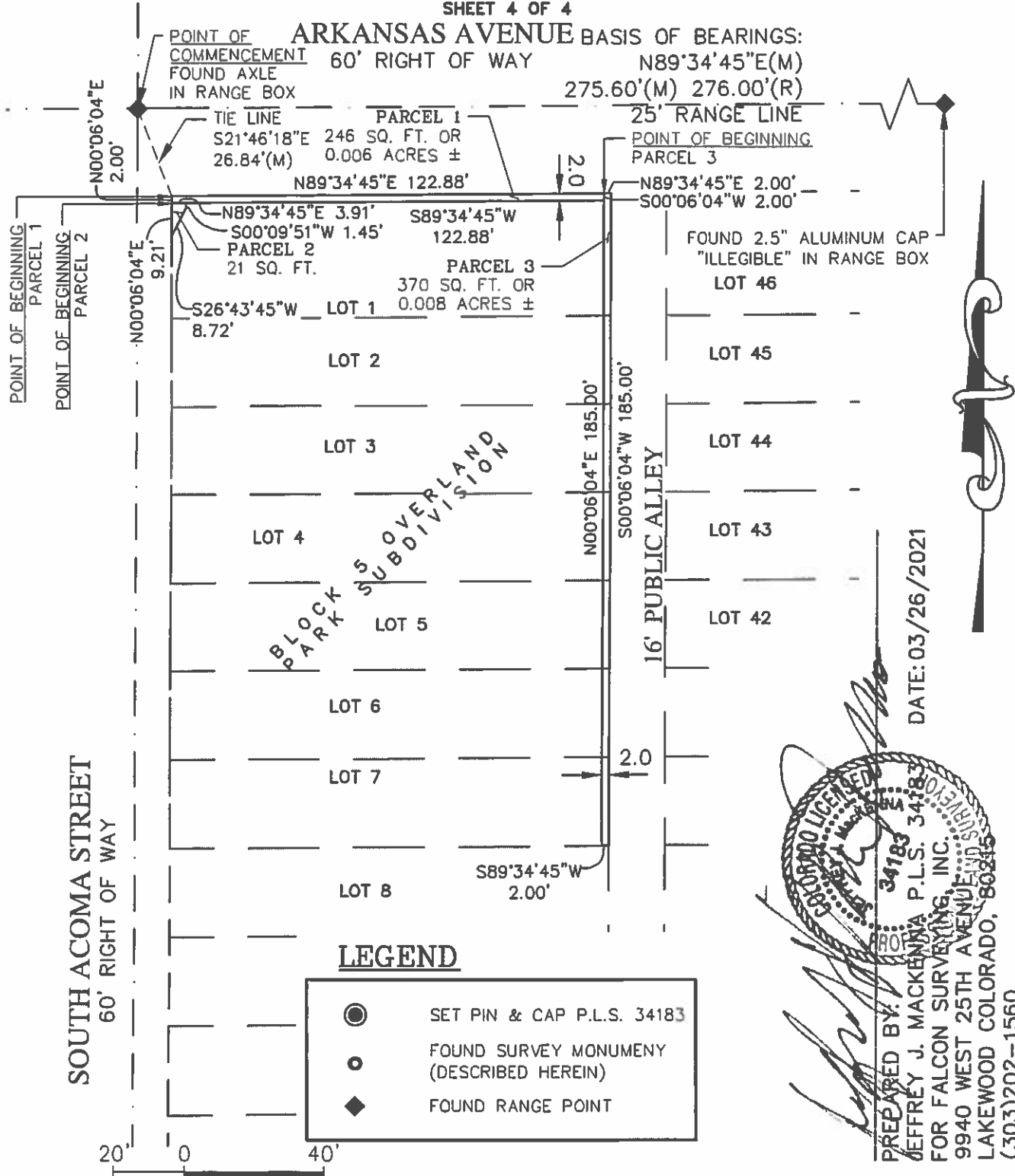
# EXHIBIT "A"

SITUATED IN THE NW 1/4, SECTION 22, T4S, R68W, OF THE 6TH P.M.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 4 OF 4

## ARKANSAS AVENUE BASIS OF BEARINGS:

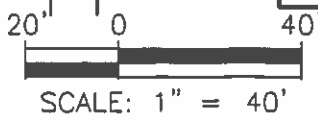
POINT OF COMMENCEMENT 60' RIGHT OF WAY N89°34'45"E(M)  
FOUND AXLE IN RANGE BOX 275.60'(M) 276.00'(R)



SOUTH ACOMA STREET  
60' RIGHT OF WAY

### LEGEND

- SET PIN & CAP P.L.S. 34183
- FOUND SURVEY MONUMENTY (DESCRIBED HEREIN)
- ◆ FOUND RANGE POINT



DATE: 03/26/2021

PREPARED BY: *[Signature]*  
JEFFREY J. MACKENNA P.L.S. 34183  
FOR FALCON SURVEYING, INC.  
9940 WEST 25TH AVENUE, FLD  
LAKEWOOD COLORADO, 80245  
(303)202-1560

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