


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: September 5, 2023
ROW #: 2023-DEDICATION-0000084 **SCHEDULE #:** Adjacent to 1) 0606413004000 and
2) 0606413004000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) North Glencoe Street, located at the intersection of North Glencoe Street and East 8th Avenue, and 2) East 8th Avenue, located at the intersection of East 8th Avenue and North Glencoe 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) North Glencoe Street, and 2) East 8th Avenue. 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, "805 Glencoe."

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) North Glencoe Street, and 2) East 8th Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000084-001, 002) HERE.

A map of the area to be dedicated is attached.

MB/BP/LRA

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Amanda Sawyer District # 5
Councilperson Aide, Nicole Aviles
Councilperson Aide, Owen Brigner
Councilperson Aide, Logan Fry
Councilperson Aide, Juan Sipion
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 2023-DEDICATION-0000084

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

ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo
at 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: September 5, 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 two City-owned parcels of land as Public Right-of-Way as 1) North Glencoe Street, located at the intersection of North Glencoe Street and East 8th Avenue, and 2) East 8th Avenue, located at the intersection of East 8th Avenue and North Glencoe Street.

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

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

6. **General description/background of proposed resolution including contract scope of work if applicable:** Demolition of existing multiplex and build two new townhome structures with units. The developer has been asked to dedicate two parcels of land as 1) North Glencoe Street, and 2) East 8th Avenue.

****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:** Located at the intersection of North Glencoe Street and East 8th Avenue
- d. **Affected Council District:** Amanda Sawyer, District # 5
- 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.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Project Title: 2023-DEDICATION-0000084

Description of Proposed Project: Demolition of existing multiplex and build two new townhome structures with units. The developer has been asked to dedicate two parcels of land as 1) North Glencoe Street, and 2) East 8th Avenue.

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) North Glencoe Street, and 2) East 8th Avenue.

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

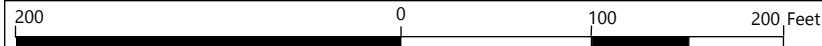
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) North Glencoe Street, and 2) East 8th Avenue, as part of a development project called, "805 Glencoe."



Legend

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



PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000084-001:

LAND DESCRIPTION – STREET PARCEL NO. 1

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 29TH DAY OF AUGUST, 2023, AT RECEPTION NUMBER 2023083325 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF LOTS 25 THROUGH 29, EXCEPT THE REAR 10 FEET OF SAID LOTS, BLOCK 11, OLMSTED AND CHAMBERLIN'S COLFAX PARK, LOCATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 3.00 FEET OF SAID LOTS 25 THROUGH 29, BLOCK 11, OLMSTED AND CHAMBERLIN'S COLFAX PARK, EXCEPT THE SOUTH 8.00 FEET OF SAID LOT 25, BLOCK 11, OLMSTED AND CHAMBERLIN'S COLFAX PARK.

CONTAINING ±351 SQ. FT. OR ±0.008 ACRES MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000084-002:

LAND DESCRIPTION – STREET PARCEL NO. 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 29TH DAY OF AUGUST, 2023, AT RECEPTION NUMBER 2023083325 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF LOT 25, EXCEPT THE REAR 10 FEET OF SAID LOT, BLOCK 11, OLMSTED AND CHAMBERLIN'S COLFAX PARK, LOCATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 8.00 FEET OF SAID LOT 25, BLOCK 11, OLMSTED AND CHAMBERLIN'S COLFAX PARK.

CONTAINING ±1,000 SQ. FT. OR ±0.023 ACRES, MORE OR LESS.



08/29/2023 03:24 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
Real Estate-Attn: K. Spritzer
Denver, Colorado 80202
Project Description: 2023-DEDICATION-0000084
Asset Mgmt No.: 23-195

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 18th day of August, 2023, by **805 GLENCOE LLC**, a Colorado limited liability company, whose address is 458 S. Pontiac Way, Denver, Colorado 80224, 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:

805 GLENCOE LLC, a Colorado limited liability company

By: [Signature]

Name: Evam CUNNINGHAM

Its: managing member

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 18 day of August, 2023
by Evam Cunningham, as Manager of 805 GLENCOE LLC, a Colorado
limited liability company

Witness my hand and official seal.

My commission expires: 8-21-23

[Signature]
Notary Public

JOHN BATEMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114043229
MY COMMISSION EXPIRES AUGUST 21, 2023

EXHIBIT A
LAND DESCRIPTION
SHEET 1 OF 2

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF LOTS 25 THROUGH 29, EXCEPT THE REAR 10 FEET OF SAID LOTS, BLOCK 11, OLMSTED AND CHAMBERLIN'S COLFAX PARK, LOCATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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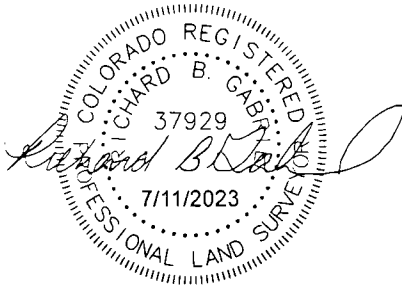
CONTAINING ± 351 SQ. FT. OR ± 0.008 ACRES MORE OR LESS.

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF LOT 25, EXCEPT THE REAR 10 FEET OF SAID LOT, BLOCK 11, OLMSTED AND CHAMBERLIN'S COLFAX PARK, LOCATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 8.00 FEET OF SAID LOT 25, BLOCK 11, OLMSTED AND CHAMBERLIN'S COLFAX PARK.

CONTAINING $\pm 1,000$ SQ. FT. OR ± 0.023 ACRES, MORE OR LESS.



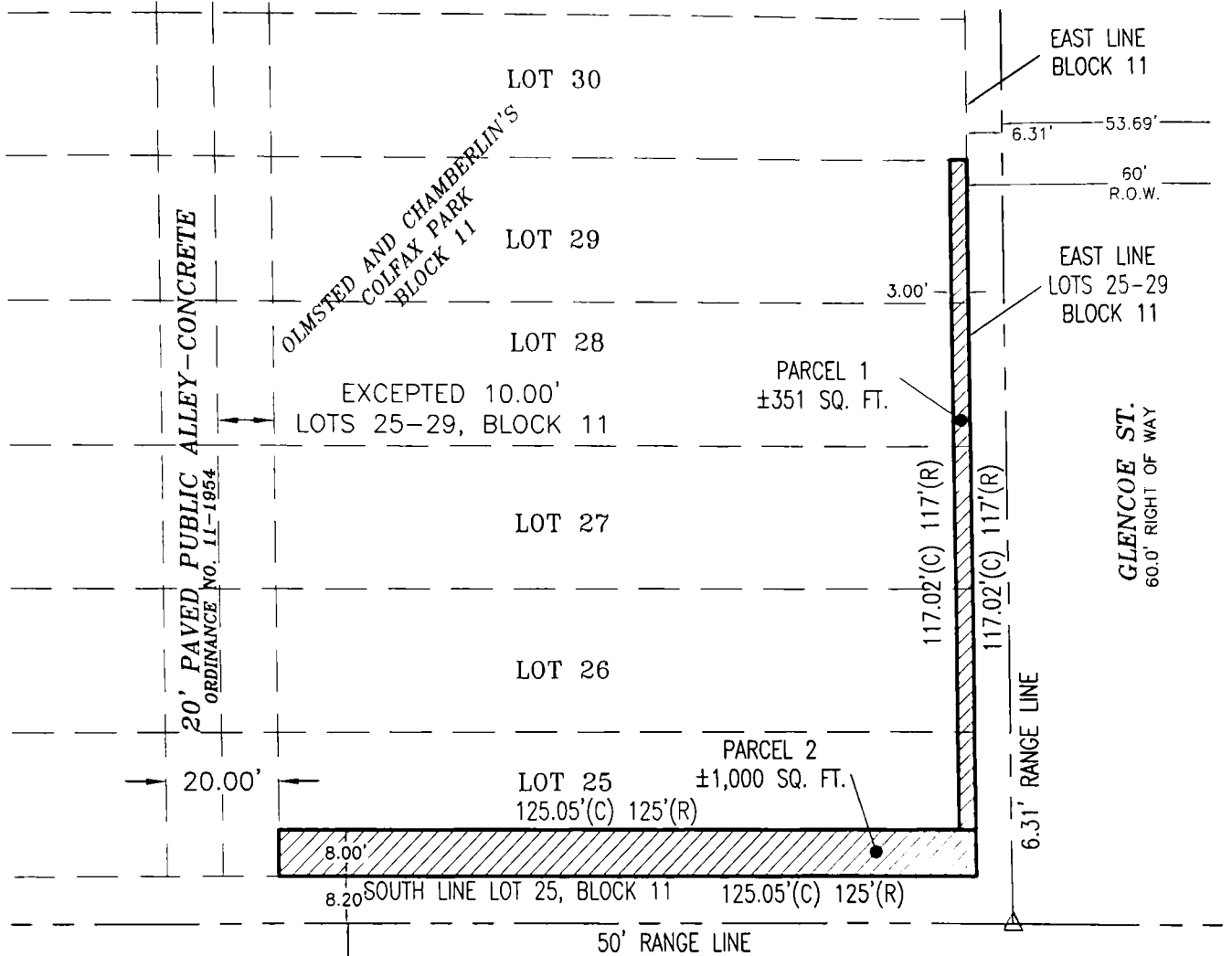
Richard B. Gabriel, P.L.S.
 Colorado License #37929
 For and on behalf of Power Surveying Company, Inc.
 303-702-1617



DRAWING BY: rbg
FILE NO. 21-327 ALLEYROW DED.DWG

DATE: 7/11/2023

EXHIBIT A
EXHIBIT OF LAND DESCRIPTION
SHEET 2 OF 2



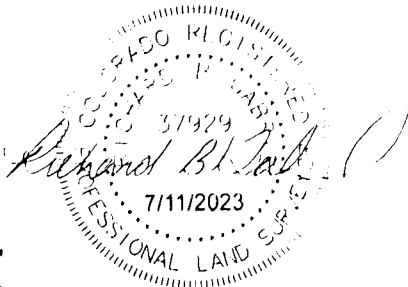
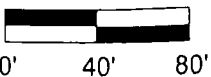
EAST 8TH AVENUE
58.2' RIGHT OF WAY

LEGEND

- LOT LINE
- RANGE LINE
- AREA OF CONVEYANCE



SCALE: 1" = 40'



6911 BROADWAY,
DENVER CO 80221

PH 303-702-1817
FAX 303-702-1488
WWW.POWERSURVEYING.COM

DRAWING BY: rbg
FILE NO. 21-327 ALLEYROW DED.DWG

DATE: 7/11/2023