


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: August 18, 2023

ROW #: 2023-DEDICATION-0000105 **SCHEDULE #:** Adjacent to 0231315023000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by West Colfax Avenue, North Wolff Street, West 16th Avenue, and North Xavier 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, "AHRT – VOA Theodora Family Hotel 4855 W Colfax."

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 # (2023-DEDICATION-0000105-001) HERE.

A map of the area to be dedicated is attached.

MB/TS/LRA

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 Slavis
Councilperson Aide, Jesus Lara-Jiménez
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, Thomas Savich
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2023-DEDICATION-0000105

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: August 18, 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 West Colfax Avenue, North Wolff Street, West 16th Avenue, and North Xavier 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 an existing commercial structure and build a new mixed-use structure. 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 West Colfax Avenue, North Wolff Street, West 16th Avenue, and North Xavier Street
- d. **Affected Council District:** Jamie Torres, District # 3
- 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-0000105

Description of Proposed Project: Demolition of an existing commercial structure and build a new mixed-use structure. 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, "AHRT – VOA Theodora Family Hotel 4855 W Colfax."



Legend

-  Streets
-  Alleys
-  County Boundary
-  Parcels



400 0 200 400 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:3,120

Map Generated 8/17/2023

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THIS IS NOT A LEGAL DOCUMENT.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000105-001:

LAND DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF AUGUST, 2023, AT RECEPTION NUMBER 2023077353 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PART OF LOTS 19-23, BLOCK 11, TABOR AND KINDEL'S SUBDIVISION OF BLOCKS NO. 10 AND 11, SLOAN LAKE SUBDIVISION BEING SITUATED IN THE SW 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 19, BLOCK 11, TABOR AND KINDEL'S SUBDIVISION OF BLOCKS NO. 10 AND 11, SLOAN LAKE SUBDIVISION;
THENCE S00°21'07"E ALONG THE EAST LINE OF SAID LOTS 19-23, A DISTANCE OF 130.09 FEET TO THE SOUTHEAST CORNER OF LOT 23, BLOCK 11, TABOR AND KINDEL'S SUBDIVISION OF BLOCKS NO. 10 AND 11, SLOAN LAKE SUBDIVISION BEING ON THE NORTH RIGHT OF WAY (R.O.W.) LINE OF WEST COLFAX AVENUE;
THENCE S89°47'28"W ALONG THE NORTH R.O.W. LINE OF WEST COLFAX AVENUE, A DISTANCE OF 4.00 FEET;
THENCE N00°21'07"W A DISTANCE OF 130.09 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 19;
THENCE N89°47'11"E ALONG SAID NORTH LINE, A DISTANCE OF 4.00 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS (520 SQUARE FEET) 0.0119 ACRES, MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

BEARINGS ARE BASED ON THE 30' RANGE LINE IN WEST COLFAX AVENUE BETWEEN XAVIER STREET AND WOLFF STREET HAVING AN ASSUMED BEARING OF S89°47'28"W AND BOUNDED BY THE RECOVERY OF REFERENCE MONUMENTS FOR BOTH RANGE POINTS AS SHOWN ON THE RECORDED TIE SHEETS LISTED HEREON.



2023077353

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08/11/2023 02:39 PM
City & County of Denver
Electronically Recorded

R \$0.00

WD

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: 2023-DEDICATION-0000105
Asset Mgmt No.: 23-181

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 8th day of August, 2023, by **VOLUNTEERS OF AMERICA OF COLORADO**, a Colorado Nonprofit Corporation, whose address is 2660 Larimer St., Denver, CO 80205, 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:

VOLUNTEERS OF AMERICA OF COLORADO, a Colorado Nonprofit Corporation

By: [Signature]

Name: David K. Schunk

Its: President & CEO

STATE OF Colorado)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this 8th day of AUGUST, 2023
by DAVID K. SCHUNK, as President & CEO of **VOLUNTEERS OF AMERICA
OF COLORADO**, a Colorado Nonprofit Corporation

Witness my hand and official seal.

My commission expires: 01/19/2026

[Signature]
Notary Public

DONALD D COLEMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064002517
MY COMMISSION EXPIRES 01/19/2026

2022PM549-ROW

EXHIBIT "A"**Land Description
Sheet 1 of 2**

A part of Lots 19-23, Block 11, Tabor and Kindel's Subdivision of Blocks No. 10 and 11, Sloan Lake Subdivision being situated in the SW 1/4 of Section 31, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the Northeast Corner of Lot 19, Block 11, Tabor and Kindel's Subdivision of Blocks No. 10 and 11, Sloan Lake Subdivision;

Thence S00°21'07"E along the East Line of said Lots 19-23, a distance of 130.09 feet to the Southeast Corner of Lot 23, Block 11, Tabor and Kindel's Subdivision of Blocks No. 10 and 11, Sloan Lake Subdivision being on the North Right of Way (R.O.W.) Line of West Colfax Avenue;

Thence S89°47'28"W along the North R.O.W. Line of West Colfax Avenue, a distance of 4.00 feet;

Thence N00°21'07"W a distance of 130.09 feet to a point on the North Line of said Lot 19;

Thence N89°47'11"E along said North Line, a distance of 4.00 feet to the **Point of Beginning**.

Parcel Contains (520 Square Feet) 0.0119 Acres, more or less.

All lineal distances are represented in U.S. Survey Feet.

Bearings are based on the 30' Range Line in West Colfax Avenue between Xavier Street and Wolff Street having an assumed bearing of S89°47'28"W and bounded by the recovery of reference monuments for both Range Points as shown on the recorded tie sheets listed hereon.

Date Prepared: March 17, 2023

Date of Last Revision:

Prepared By: Charles N. Beckstrom, PLS No. 33202

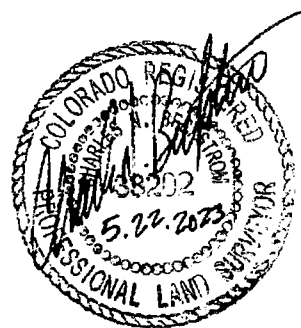
For and on behalf of

Engineering Service Company

14190 East Evans Avenue

Aurora, Colorado 80014

Phone: 303-337-1393



2022PM549-ROW

