




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: July 9, 2024

ROW #: 2023-DEDICATION-0000083 **SCHEDULE #:** Adjacent to 0503914024000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by North Logan Street, East 7th Avenue, North Grant Street, and East 8th 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 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, "765 N Logan St."

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-0000083-001) HERE.

A map of the area to be dedicated is attached.

GB/BP/DG

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Flor Alvidrez District # 7
Councilperson Aide, Mark Montoya
Councilperson Aide, Caleb Todd
Councilperson Aide, Jake Yolles
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Manager's Office, Alaina McWhorter
DOTI, Director, Right-of-Way Services, Glen Blackburn
Department of Law, Johna Varty
Department of Law, Martin Plate
Department of Law, Kwali Farbes
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-0000083

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

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

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: July 9, 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:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by North Logan Street, East 7th Avenue, North Grant Street, and East 8th 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: Dalila Gutierrez	Name: Alaina McWhorter
Email: Dalila.Gutierrez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. **General description or background of proposed request. Attach executive summary if more space needed:**
Proposing to add an addition to an existing commercial building, reconfigure parcel and build a new apartment building. The developer was asked to dedicate a parcel as 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</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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Project Title: 2023-DEDICATION-0000083

Description of Proposed Project: Proposing to add an addition to an existing commercial building, reconfigure parcel and build a new apartment building. The developer was asked to dedicate a 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, "765 N Logan St."



Legend

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

289 0 144.5 289 Feet

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000083-001:

LEGAL DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 27TH DAY OF JUNE, 2024, AT RECEPTION NUMBER 2024059233 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF THE PARCEL OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED JUNE 22, 2017 AT RECEPTION NO. 2017081679 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 2.00 FEET OF LOTS 33 THROUGH 36, INCLUSIVE, BLOCK 20, ARLINGTON HEIGHTS ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

AND

THE WEST 2.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

THAT PART OF BLOCK 20, ARLINGTON HEIGHTS ADDITION TO DENVER, BEING THE SOUTH 75 FEET OF THE NORTH 250 FEET OF THE EAST 125 FEET OF SAID BLOCK, FORMING A RECTANGULAR TRACT 75 FEET ON ITS EAST AND WEST LINES AND 125 FEET ON ITS NORTH AND SOUTH LINES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 80 FEET DUE WEST FROM THE NORTHWEST CORNER OF BLOCK 19 OF ARLINGTON HEIGHTS ADDITION TO DENVER, BEING THE INTERSECTION OF THE SOUTH LINE OF 8TH AVENUE AND THE WEST LINE OF LOGAN STREET; THENCE SOUTH ALONG THE WEST LINE OF LOGAN STREET 175 FEET TO THE POINT OF BEGINNING; THENCE SOUTH, ALONG SAID WEST LINE OF LOGAN STREET, 75 FEET, MORE OR LESS; THENCE WEST, ALONG THE NORTH LINE OF LOT 36 OF SAID BLOCK 20, 125 FEET; THENCE NORTH ALONG THE EAST LINE OF THE ALLEY DESCRIBED IN CITY AND COUNTY OF DENVER ORDINANCE NO. 10 OF SERIES OF 1900, 75 FEET MORE OR LESS; THENCE EAST, ALONG A LINE 175 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 20, 125 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINS 350 SQUARE FEET OR 0.008 ACRES, MORE OR LESS.



06/27/2024 01:47 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
Denver, Colorado 80202
Project Description: 2023-DEDICATION-0000083
Asset Mgmt No.: 24-129

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 19th day of June, 2024, by **765 LOGAN PARKING LOT SPE LLC**, a Colorado limited liability company, whose address is 4221 Brighton Boulevard, Denver, CO 80216, 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:

765 LOGAN PARKING LOT SPE LLC, a Colorado limited liability company

By: [Signature]

Name: JONATHAN ALPERT

Its: Manager

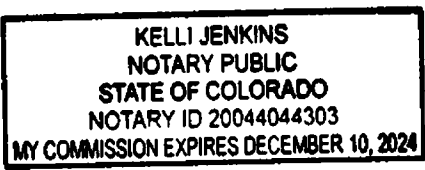
STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 19 day of June, 2024
by Jonathan Alpert, as Manager of 765 LOGAN PARKING LOT SPE
LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: December 10, 2024

[Signature]
Notary Public



2021-PROJMSTR-0000375-ROW

EXHIBIT A

A PORTION OF THE PARCEL OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED JUNE 22, 2017 AT RECEPTION NO. 2017081679 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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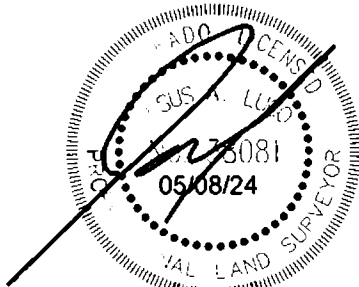
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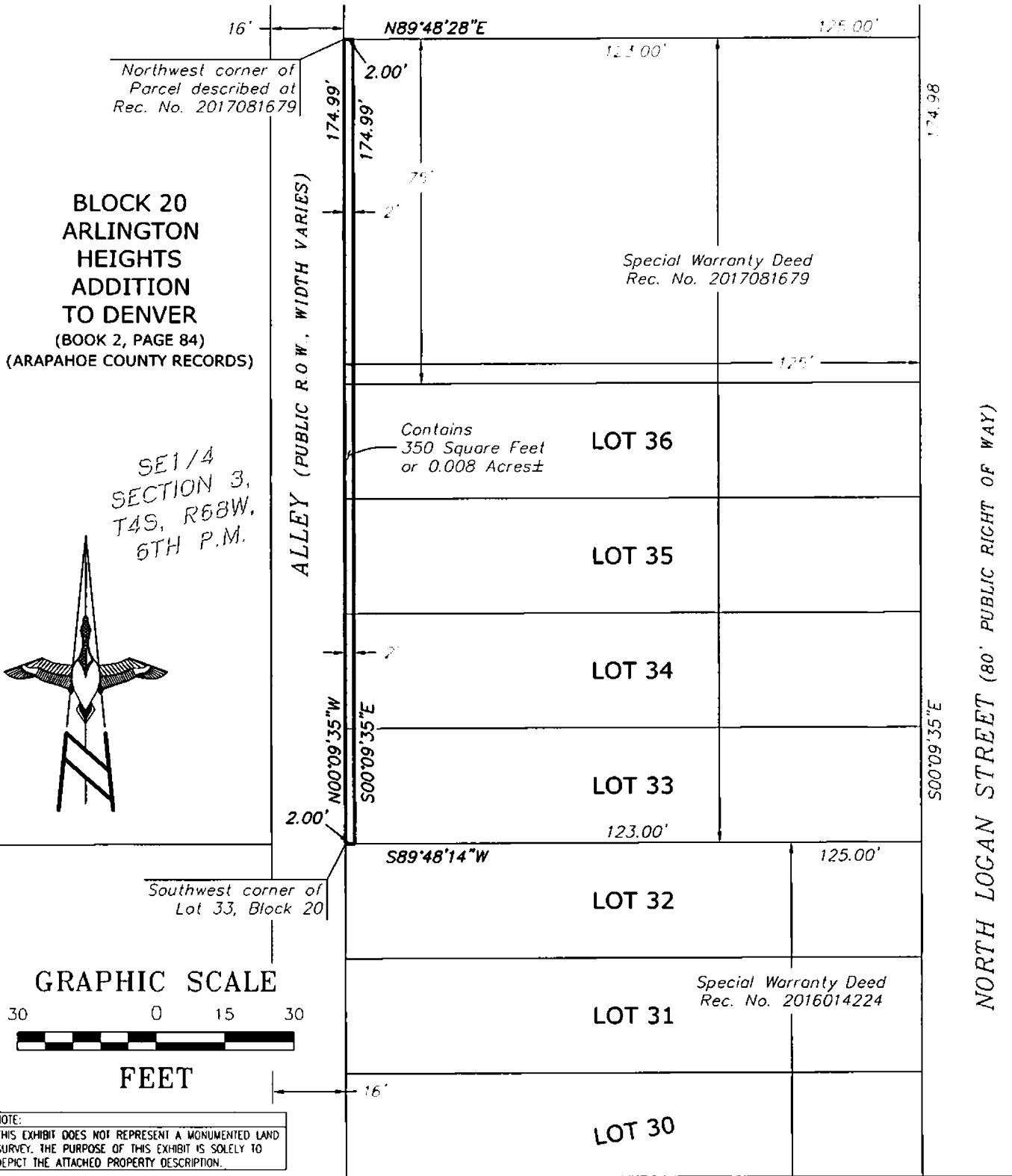
AS SHOWN ON THE EXHIBIT ATTACHED HERETO, MADE A PART HEREOF.



JESUS A. LUGO, PLS 38081
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC
6950 SOUTH TUCSON WAY, UNIT C
CENTENNIAL, COLORADO 80112

2021-PROJMSTR-0000375-ROW

EXHIBIT TO ACCOMPANY PROPERTY DESCRIPTION



ALTURA

SHEET 2 OF 2

JOB NO. 21227
DATE: 11/29/22
SCALE: 1" = 30'