



**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:** December 5, 2023

**ROW #:** 2023-DEDICATION-0000204 **SCHEDULE #:** Adjacent to 0507420029000 and 0507420028000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by South Osceola Street, West Bayaud Avenue, South Perry Street and West Cedar 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, “125 S Osceola 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-0000204-001 ) HERE.**

A map of the area to be dedicated is attached.

GB/DS/LRA

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Jamie Torres, District # 3  
Councilperson Aide, Daisy Rocha Vasquez  
Councilperson Aide, Angelina Gurule  
Councilperson Aide, Ayn Tougaard Slavis  
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, Dana Sperling  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2023-DEDICATION-0000204

**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 Jason Gallardo  
at [Jason.Gallardo@DenverGov.org](mailto: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: December 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 a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by South Osceola Street, West Bayaud Avenue, South Perry Street and West Cedar Avenue.

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](mailto: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](mailto:Jason.Gallardo@denvergov.org)

6. **General description/background of proposed resolution including contract scope of work if applicable:** On vacant land proposing to build a new a single-family structure and a new accessory dwelling unit. 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 South Osceola Street, West Bayaud Avenue, South Perry Street and West Cedar Avenue
- 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.

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To be completed by Mayor's Legislative Team:

SIRE Tracking Number: \_\_\_\_\_

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

## EXECUTIVE SUMMARY

**Project Title:** 2023-DEDICATION-0000204

**Description of Proposed Project:** On vacant land proposing to build a new a single-family structure and a new accessory dwelling unit. 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

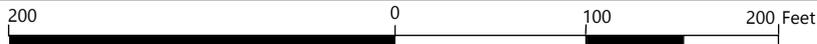
**Additional information:** This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Alley, as part of a development project called, "125 S Osceola St."



### Legend

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

Alley parcel to be dedicated



**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000204-001:**

**Land Description – Alley Parcel**

A Parcel of Land Conveyed by Special Warranty Deed to the City and County of Denver, Recorded on the 7th Day of November, 2023, at reception number 2023107316 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, Described as Follows:

A parcel of land being part of Lots 33, 34, 35, and 36, Block 19, P.T. Barnum's Subdivision to the City of Denver, Located in the SE ¼ of Section 7, Township 4 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, City and County of Denver, State of Colorado, and being more particularly described as follows:

The West 2.00 feet of Lots 33, 34, 35, and 36, Block 19, P.T. Barnum's Subdivision to the City of Denver.

Said described parcel contains 199.76 square feet more or less.



11/07/2023 12:08 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-0000204**  
Asset Mgmt No.: \_\_\_\_\_

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 01 day of November, 2023, by **GABRIEL AARON RIOS**, an individual, whose address is 117 Osceola Street, Denver Colorado 80219-1831, 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.

**GABRIEL AARON RIOS**

By: GR

ATTEST:

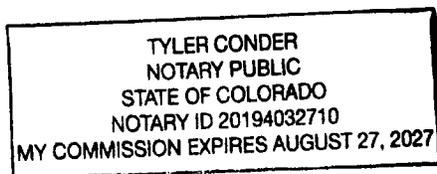
STATE OF Colorado )  
COUNTY OF Arapahoe ) ss.

The foregoing instrument was acknowledged before me this 1st day of November, 2023  
by Gabriel Aaron Rios.

Witness my hand and official seal.

My commission expires: August 27, 2027

Tyler Conder  
Notary Public



## Exhibit "A"

Land Description  
Sheet 1 of 2

A parcel of land being part of Lots 33, 34, 35, and 36, Block 19, P.T. Barnum's Subdivision to the City of Denver, located in the SE 1/4 of Section 7, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado and being more particularly described as follows:

The West 2.00 feet of Lots 33, 34, 35, and 36, Block 19, P.T. Barnum's Subdivision to the City of Denver.

Said described parcel contains 199.76 square feet more or less.

I, Richard E. Heinz, a Professional Land Surveyor, Registered in the State of Colorado, do hereby certify that the above legal descriptions was prepared by me or under my direct supervision.



Richard E. Heinz  
State of Colorado Professional Land Surveyor No. 16116  
For and on behalf of AAA Surveying Land Consultants, LLC

**AAA SURVEYING LAND CONSULTANTS, LLC**

P.O. BOX 2016 ELIZABETH, CO 80107  
303-519-7015/FAX 303-940-4927

JOB NO. 23-0117

PAGE 1 OF 2

DATE: 7/21/2023 REV: 8/14/2023

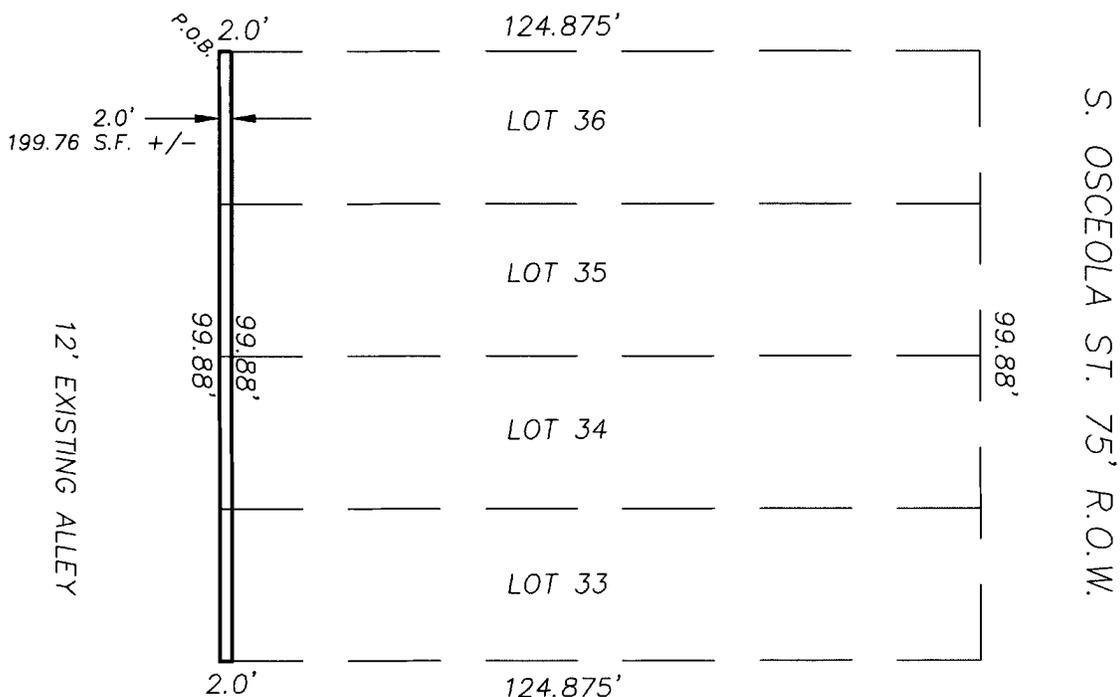
PROPERTY ADDRESS: 117-119-125 S. OSCEOLA St.

# ILLUSTRATION FOR "EXHIBIT A"



Scale 1" = 20'

BLOCK 19  
P.T. BARNUMS SUBDIVISION TO THE CITY OF DENVER



AAA SURVEYING LAND CONSULTANTS, LLC.  
 PROFESSIONAL LAND SURVEYORS  
 P.O. BOX 2016 ELIZABETH, CO 80107  
 303-519-7015/FAX 303-940-4927

A PARCEL OF LAND SITUATED IN THE SOUTHEAST  
 QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 68  
 WEST OF THE 6TH P.M.  
 CITY AND COUNTY OF DENVER,  
 STATE OF COLORADO