

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: October 26, 2023

ROW #: 2023-DEDICATION-0000118 **SCHEDULE #:** Adjacent to 1) 0528102016000, 2) 0528102016000 and 0528102015000, and 3) 0528102015000

TITLE: This request is to dedicate three City-owned parcels of land as Public Right-of-Way as 1) South Osage Street, located at the intersection of South Osage Street and West Jewell Avenue, 2) West Jewell Avenue, located at the intersection of West Jewell Avenue and South Osage Street, and 3) South Navajo Street located at the intersection of South Navajo Street and West Jewell 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 1) South Osage St, 2) West Jewell Avenue, and 3) South Navajo Street. 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 - 1901 S Navajo 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 1) South Osage Street, 2) West Jewell Avenue, and 3) South Navajo Street. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000118-001, 002, 003) HERE.

A map of the area to be dedicated is attached.

MB/BP /DG



cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Kevin Flynn District # 2
Councilperson Aide, Dana Montano
Councilperson Aide, Stacy Simonet
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-0000118

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: October 26, 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 three City-owned parcels of land as Public Right-of-Way as 1) South Osage Street, located at the intersection of South Osage Street and West Jewell Avenue, 2) West Jewell Avenue, located at the intersection of West Jewell Avenue and South Osage Street, and 3) South Navajo Street located at the intersection of South Navajo Street and West Jewell Avenue.

3. **Requesting Agency:** DOTI, Right-of-Way Services
Agency Section: Survey

4. **Contact Person:** (With actual knowledge of proposed ordinance/resolution.)

- **Name:** Dalila Gutierrez
- **Phone:** 720-865-3207
- **Email:** Dalila.Gutierrez@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 structure, reconfigure parcels and build an affordable housing apartment complex called, "AHRT – 1901 S Navajo St." The developer was asked to dedicate three parcels as 1) South Osage Street, 2) West Jewell Avenue, and 3) South Navajo Street.

****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:** W. Jewell Ave., between S. Osage St. and S. Navajo St.
- d. **Affected Council District:** Kevin Flynn, District # 2
- 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-0000118

Description of Proposed Project: Demolition of an existing structure, reconfigure parcels and build an affordable housing apartment complex called, "AHRT – 1901 S Navajo St." The developer was asked to dedicate three parcels as 1) South Osage Street, 2) West Jewell Avenue, and 3) South Navajo Street.

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) South Osage Street, 2) West Jewell Avenue, and 3) South Navajo Street.

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) South Osage Street, 2) West Jewell Avenue, and 3) South Navajo Street, as part of a development project called, "AHRT – 1901 S Navajo St."



Legend

- Streets
- ▭ Parcels
- ▭ Lots/Blocks
- Parks
 - ▭ All Other Parks; Linear
 - ▭ Mountain Parks

289 0 144.5 289 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:2,257

Map Generated 10/26/2023

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THIS IS NOT A LEGAL DOCUMENT.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000118-001:

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 17TH DAY OF OCTOBER, 2023, AT RECEPTION NUMBER 2023100306 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE WESTERLY 2.00 FEET OF LOTS 1 THROUGH 9, INCLUSIVE, EXCEPT THE NORTHERLY 6.00 FEET OF LOT 1, BLOCK 11, BREENLOW PARK, LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO,

CONTAINING 438 SQUARE FEET, OR 0.0101 ACRES MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000118-002:

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 17TH DAY OF OCTOBER, 2023, AT RECEPTION NUMBER 2023100306 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE NORTHERLY 6.00 FEET OF LOTS 1 AND 48, AND THE 16.00 FOOT ALLEY VACATED BY ORDINANCE NO. 297, SERIES OF 1960, ALL IN BLOCK 11, BREENLOW PARK, LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO,

CONTAINING 1,597 SQUARE FEET, OR 0.0367 ACRES MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000118-003:

LAND DESCRIPTION - STREET PARCEL NO. 3

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 17TH DAY OF OCTOBER, 2023, AT RECEPTION NUMBER 2023100306 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE EASTERLY 2.00 FEET OF LOTS 39 THROUGH 48, INCLUSIVE, EXCEPT THE NORTHERLY 6.00 FEET OF LOT 48, BLOCK 11, BREENLOW PARK, LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO,

CONTAINING 488 SQUARE FEET, OR 0.0112 ACRES MORE OR LESS.



2023100306

Page: 1 of 6

10/17/2023 05:04 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
Attn: Jason Clements
Denver, Colorado 80202
Project Description: 2023-DEDICATION-0000118
Asset Mgmt No.:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this _____ day of _____, 2023, by **1900 SOUTH, LLC**, a Wisconsin limited liability company, whose address is 200 N. Main Street, Oregon, WI 53575, 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.

1900 SOUTH, LLC, a Wisconsin limited liability company

By: *Michael Redman*

Name: Michael Redman

Its: Secretary of Gorman & Company, LLC, the manager of the managing member

ATTEST:

STATE OF Wisconsin)
) ss.
COUNTY OF Dane)

The foregoing instrument was acknowledged before me this 13 day of OCTOBER, 2023 by Michael Redman, as Secretary of **1900 SOUTH, LLC**, a Wisconsin limited liability company.

Witness my hand and official seal.

My commission expires: 8/7/2027

Ann McGinty
Notary Public

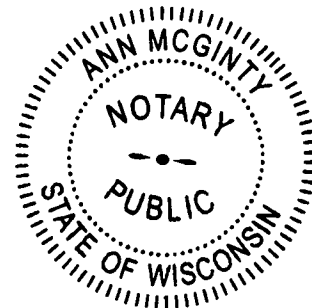


EXHIBIT A
LAND DESCRIPTION

2022PM113-ROW

PARCEL 1

THE WESTERLY 2.00 FEET OF LOTS 1 THROUGH 9, INCLUSIVE, EXCEPT THE NORTHERLY 6.00 FEET OF LOT 1, BLOCK 11, BREENLOW PARK, LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO,

CONTAINING 438 SQUARE FEET, OR 0.0101 ACRES MORE OR LESS.

PARCEL 2

THE NORTHERLY 6.00 FEET OF LOTS 1 AND 48, AND THE 16.00 FOOT ALLEY VACATED BY ORDINANCE NO. 297, SERIES OF 1960, ALL IN BLOCK 11, BREENLOW PARK, LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO,

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PARCEL 3

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CAMERON M. WATSON, PLS
COLORADO LICENSE NUMBER 38311
FOR AND ON BEHALF OF POINT CONSULTING, LLC
8460 W KEN CARYL AVE #101
LITTLETON, CO 80128
(720) 258-6836
cwatson@pnt-llc.com



DATE
04.13.23
08.01.23
DESCRIPTION
ORIGINAL PREPARATION
TECHNICAL REVIAIONS

BREENLOW PARK

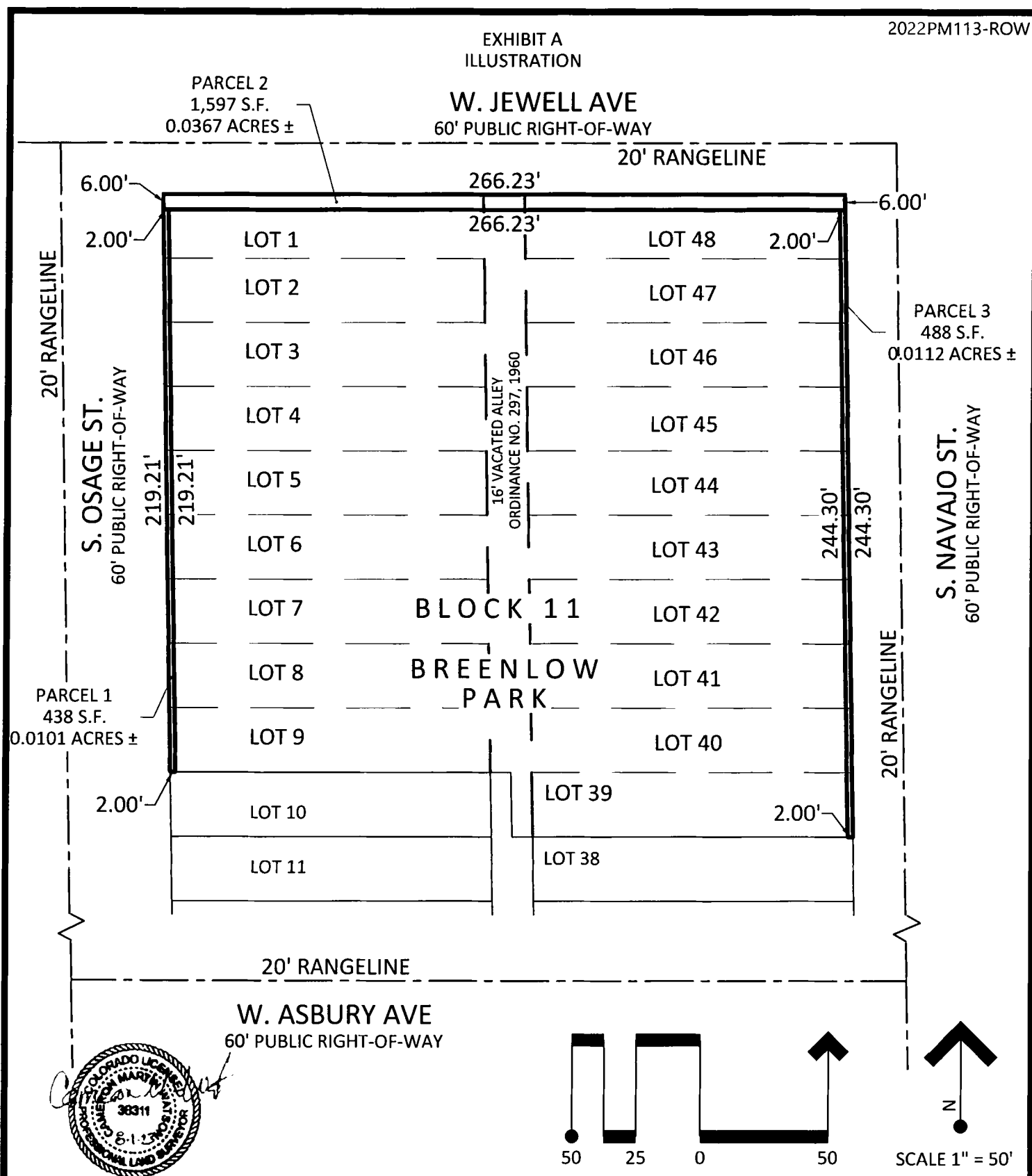
DENVER, COLORADO



SHEET 1/2

JOB NO. 22.069

POINT CONSULTING, LLC 8460 W KEN CARYL AVE #101
LITTLETON, CO 80128 720-258-6836 www.pnt-llc.com



DATE
04.13.23
07.27.23
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BREENLOW PARK

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SHEET 2/2

JOB NO. 22.069

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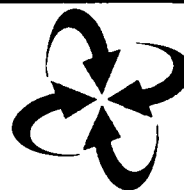
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EXHIBIT A
ILLUSTRATION

W. JEWELL AVE

60' PUBLIC RIGHT-OF-WAY

PARCEL 2
1,597 S.F.
0.0367 ACRES ±

20' RANGELINE

6.00'

2.00'

20' RANGELINE

S. OSAGE ST.

60' PUBLIC RIGHT-OF-WAY

219.21'

219.21'

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

266.23'

266.23'

16' VACATED ALLEY
ORDINANCE NO. 297, 1960

BLOCK 11

BREENLOW
PARK

LOT 48

LOT 47

LOT 46

LOT 45

LOT 44

LOT 43

LOT 42

LOT 41

LOT 40

LOT 39

LOT 38

2.00'

6.00'

PARCEL 3
488 S.F.
0.0112 ACRES ±

S. NAVAJO ST.

60' PUBLIC RIGHT-OF-WAY

244.30'

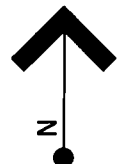
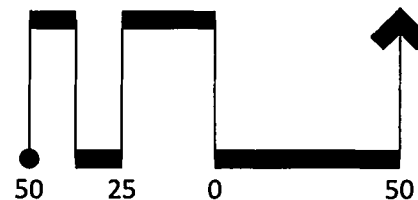
244.30'

20' RANGELINE

20' RANGELINE

W. ASBURY AVE

60' PUBLIC RIGHT-OF-WAY



SCALE 1" = 50'

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SHEET 2/2

BREENLOW PARK

DENVER, COLORADO

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