




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 22, 2024
ROW #: 2024-DEDICATION-0000118 **SCHEDULE #:** Adjacent to 0234907009000, and 0234907010000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by East 18th Avenue, North Sherman Street, East 19th Avenue, and North Grant 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, “1800 N Sherman 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 # (2024-DEDICATION-0000118-001) HERE.

A map of the area to be dedicated is attached.

GB/TS/BVS

- cc: Dept. of Real Estate, RealEstate@denvergov.org
- City Councilperson, Chris Hinds District # 10
- Councilperson Aide, Ondrej Sebek
- Councilperson Aide, Abdullah Saquib
- Councilperson Aide, Sarai Castellanos Vega
- 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, Thomas Savich
- DOTI Ordinance
- Owner: City and County of Denver
- Project file folder 2024-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 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: October 22, 2024

Please mark one: Bill Request or Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

Yes No

1. Type of Request:

Contract/Grant Agreement Intergovernmental Agreement (IGA) Rezoning/Text Amendment

Dedication/Vacation Appropriation/Supplemental DRMC Change

Other:

2. **Title:** Dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by East 18th Avenue, North Sherman Street, East 19th Avenue, and North Grant Street.

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: Beverly Van Slyke	Name: Alaina McWhorter
Email: Beverly.VanSlyke@Denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

Proposed to build a mixed-use building on an existing parking lot. The developer was asked to dedicate a parcel of land as Public Alley.

6. **City Attorney assigned to this request (if applicable):**

7. **City Council District:** Chris Hinds, District #10

8. ****For all contracts, fill out and submit accompanying Key Contract Terms worksheet****

Key Contract Terms

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

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 (A)</i>	<i>Additional Funds (B)</i>	<i>Total Contract Amount (A+B)</i>

<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: 2024-DEDICATION-0000118

Description of Proposed Project: Proposed to build a mixed-use building on an existing parking lot. The developer was 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

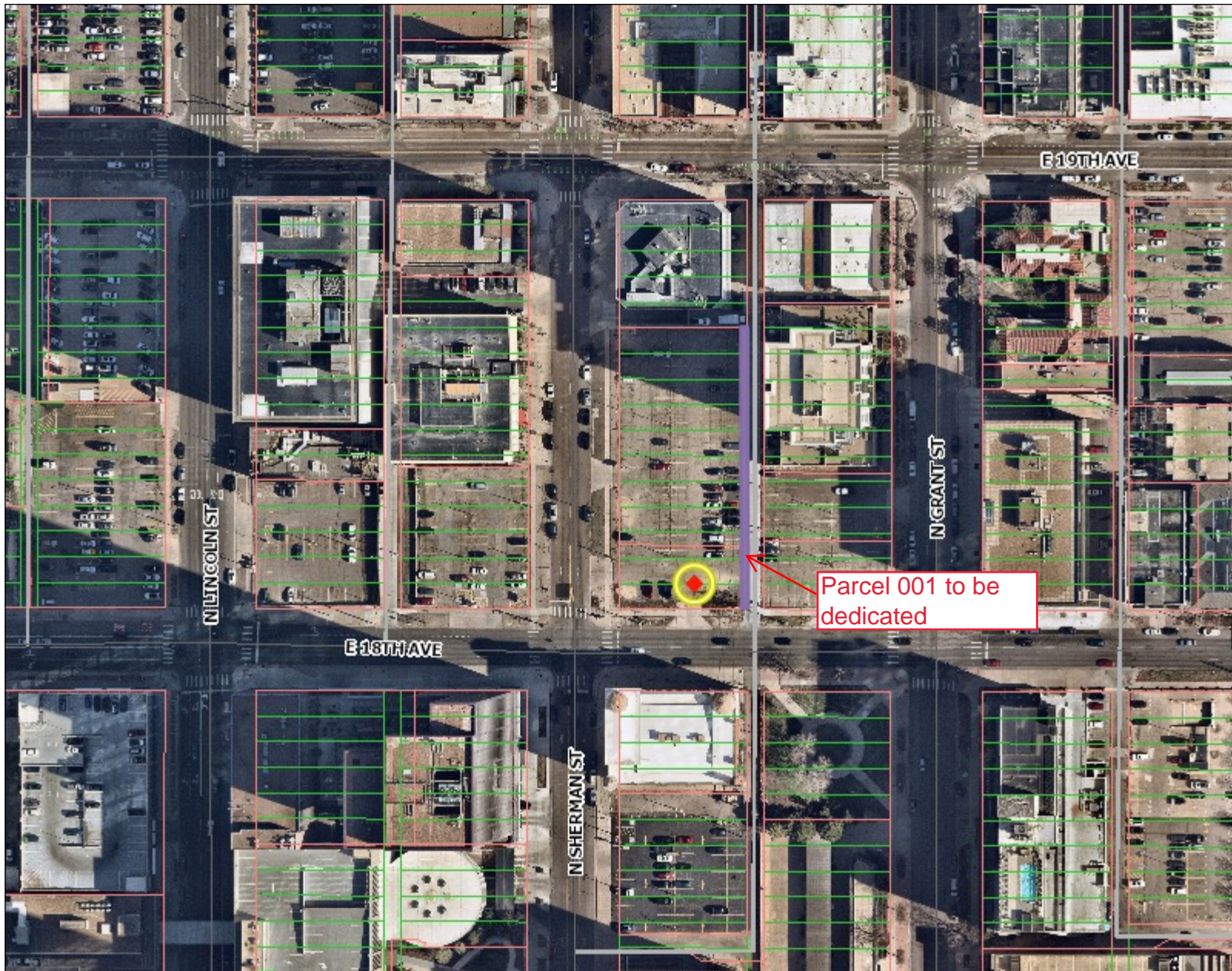
What is the known duration of a MEP: N/A

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 the development project called, "1800 N Sherman St."



Legend

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

Parcel 001 to be dedicated

289 0 144.5 289 Feet

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000118-001:

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 SEPTEMBER, 2024, AT RECEPTION NUMBER 2024090702 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE EASTERLY 2 FEET OF LOTS 6 THROUGH 16, BLOCK 34, H.C. BROWN'S ADDITION TO DENVER, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

AS-SURVEYED ACREAGE CONTAINING: 550 SQ. FT. / 0.127 ACRES, MORE OR LESS.



09/27/2024 04:32 PM

R \$0.00

D \$0.00

City & County of Denver

WD

Electronically Recorded

After signing, return to:
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Division of Real Estate
Denver, Colorado 80202

Project Description: 2024-DEDICATION-0000118

Asset Mgmt No.: 24-204

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 23rd day of September, 2024, by **18TH AND GRANT LLC**, a Colorado limited liability company, whose address is 1615 California Street, Suite 707, Denver, CO 80202, 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:

18TH AND GRANT LLC, a Colorado limited liability company

By: [Signature]

Name: PANAYES J. DIKCOU

Its: MANAGER

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 22nd day of September, 2024 by Panayes J. Dikcou, as Manager of **18TH AND GRANT LLC**, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 2/4/2028

Mary M. Schooner
Notary Public

MARY M. SCHOONER
Notary Public
State of Colorado
Notary ID # 20164004626
My Commission Expires 02-04-2028

18TH & SHERMAN SDP - 2022PM0000369
SHEET 1 OF 2

EXHIBIT A
"DESCRIPTION"

SHEET 1 OF 2

LAND DESCRIPTION:

THE EASTERLY 2 FEET OF LOTS 6 THROUGH 16, BLOCK 34, H.C. BROWN'S ADDITION TO DENVER, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

AS-SURVEYED ACREAGE CONTAINING: 550 SQ. FT. / 0.127 ACRES, MORE OR LESS.

Prepared for and on Behalf of
CobbFendley and Associates
8585 Concord Center Drive
Building 1, Suite 300,
Englewood, CO 80112
Ph: 720.216.1922



Darren Leveille, PLS 38051

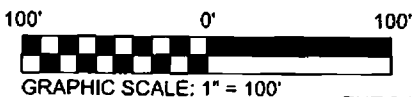


EXHIBIT "A"

18TH & SHERMAN SDP - 2022PM0000369

SHEET 2 OF 2

"ILLUSTRATION"

THE EASTERLY 2 FEET OF LOTS 6 THROUGH 16, BLOCK 34,
H.C. BROWN'S ADDITION TO DENVER,
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

DENVER RANGE POINT
FOUND #6 REBAR WITH
2" ALUMINUM CAP
(PLS 37929) IN A RANGE BOX.
PER MONUMENT
TIE OUT SHEET 2019-0002



BLOCK 33
H.C. BROWN'S
ADDITION TO DENVER
(BOOK 1 PAGE 3)

DENVER RANGE POINT
(CALCULATED POSITION
FROM TIE SHEET)

BLOCK 72
H.C. BROWN'S
ADDITION TO DENVER
(BOOK 1 PAGE 3)

DENVER RANGE POINT
FOUND 3.25" ALUMINUM CAP
(ILLEGIBLE) IN A RANGE BOX
PER MONUMENT TIE OUT SHEET
2019-0005.

20.0' PLATTED RANGE LINE 356.00' (PLAT)
S89°47'10"W 355.87' (C)

S00°17'33"E
458.90' (C)
458.73'
458.88' (PLAT)
(REC. NO. 2019066168)

S89°50'32"W 361.46' (PLAT)
S89°52'12"W 361.85' (C)
(REC. NO. 2019066168)

19TH AVENUE
(80.00' PLATTED RIGHT OF WAY)

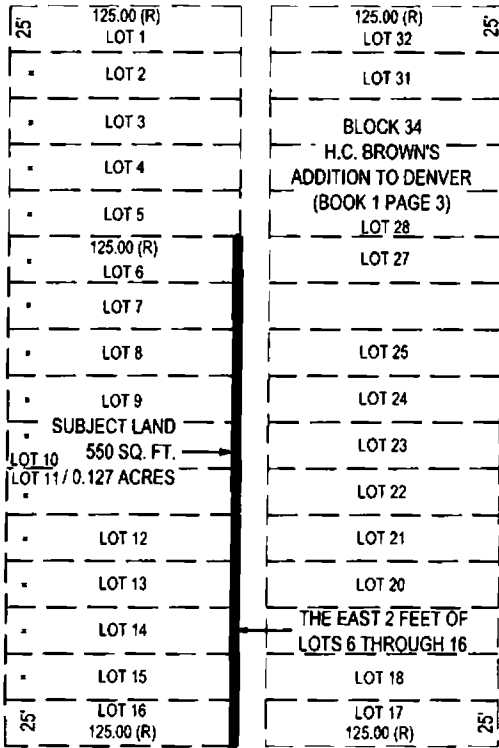
LEGEND

- FOUND 3/4" BRASS TAG WITH ALUMINUM SHANK PLS 38051
- (R) RECORD DISTANCE PER PLAT
- SUBJECT PROPERTY
- - - ADJOINERS PROPERTY LINE | LOT LINES
- - - PLATTED RANGE LINES



BLOCK 31
H.C. BROWN'S
ADDITION TO DENVER
(BOOK 1 PAGE 3)

SHERMAN STREET
(90.00' PLATTED RIGHT OF WAY)



DENVER RANGE POINT
(CALCULATED POSITION
FROM TIES)

DENVER RANGE POINT
FOUND 1" AXLE IN A RANGE BOX
PER MONUMENT TIE OUT SHEET
2016-1172.

DENVER RANGE POINT
(CALCULATED POSITION)

S89°49'21"W 356.00' (PLAT)
S89°48'21"W 356.02' (C)
712.04' (M)

S89°49'21"W 356.02' (C)
20.0' PLATTED RANGE LINE 356.00' (PLAT)

THE EAST 2 FEET OF
LOTS 6 THROUGH 16

DENVER RANGE POINT
FOUND #6 REBAR WITH
2" ALUMINUM CAP (PLS 28283)
IN A RANGE BOX. PER MONUMENT
TIE OUT SHEET 2019-0269

DENVER RANGE POINT
(CALCULATED POSITION
FROM TIES)

S89°46'46"W 360.65' (M)
S89°48'57"W 360.79' (C)
(REC. NO. 2019066168)
360.34' (PLAT)

18TH AVENUE
(80.00' PLATTED RIGHT OF WAY)

BLOCK 30
H.C. BROWN'S
ADDITION TO DENVER
(BOOK 1 PAGE 3)

DENVER RANGE POINT
FOUND #6 REBAR WITH
2" ALUMINUM CAP (PLS 38459)
IN A RANGE BOX.

BLOCK 35
H.C. BROWN'S
ADDITION TO DENVER
(BOOK 1 PAGE 3)

BLOCK 70
H.C. BROWN'S
ADDITION TO DENVER
(BOOK 1 PAGE 3)

COBBFENDLEY PROJECT NO. 18TH & SHERMAN SDP - 2022PM0000369

CLIENT PROJECT NO. 1800 N. SHERMAN STREET

REVISION DESCRIPTION

DRAWN BY: DML DATE: 02/09/24 SCALE: 1" = 100'



8585 CONCORD CENTER DRIVE
BUILDING 1, SUITE 300
ENGLEWOOD, CO 80112

720.216.1922 | fax 720.787.4804 | www.cobbfendley.com

-ILLUSTRATION-

THE EASTERLY 2 FEET OF LOTS 6 THROUGH 16, BLOCK 34,
H.C. BROWN'S ADDITION TO DENVER,
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

REVISION: DRAWING NO. SHEET NO. 2 OF 2