




**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 8, 2024

**ROW #:** 2021-DEDICATION-0000010 **SCHEDULE #:** 0231208053000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as West 26<sup>th</sup> Avenue, located near the intersection of West 26<sup>th</sup> Avenue and North Sheridan Boulevard.

**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 West 26<sup>th</sup> Avenue. 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, “PILOTGC – 5128 W 26<sup>th</sup> Avenue.”

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 West 26<sup>th</sup> Avenue. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # ( 2021-DEDICATION-0000010-001 ) HERE.**

A map of the area to be dedicated is attached.

GB/TS/LRA

- cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)
- City Councilperson, Amanda Sandoval, District # 1
- Councilperson Aide, Gina Volpe
- Councilperson Aide, Melissa Horn
- Councilperson Aide, Alessandra Dominguez
- 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 2021-DEDICATION-0000010

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 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 8, 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:** Dedicate a City-owned parcel of land as Public Right-of-Way as West 26th Avenue, located near the intersection of West 26th Avenue and North Sheridan Boulevard.

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: Lisa R. Ayala	Name: Alaina McWhorter
Email: <a href="mailto:Lisa.ayala@denvergov.org">Lisa.ayala@denvergov.org</a>	Email: <a href="mailto:Alaina.McWhorter@denvergov.org">Alaina.McWhorter@denvergov.org</a>

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

Proposing to build three townhome structures with a total of 14-units. The developer has been asked to dedicate a parcel as West 26<sup>th</sup> Avenue.

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

7. **City Council District:** Amanda Sandoval, District # 1

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?

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*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

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



## EXECUTIVE SUMMARY

**Project Title:** 2021-DEDICATION-0000010

**Description of Proposed Project:** Proposing to build three townhome structures with a total of 14-units. The developer has been asked to dedicate a parcel as West 26th Avenue.

**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 West 26<sup>th</sup> Avenue.

**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 West 26<sup>th</sup> Avenue, as part of the development project called, "PILOTGC – 5128 W 26th Avenue."

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

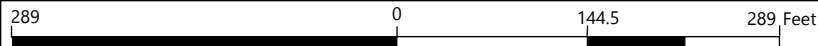
**CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV**



Street parcel to be dedicated

### Legend

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



**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000010-001:**

LEGAL DESCRIPTION – STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 7TH DAY OF JUNE, 2024, AT RECEPTION NUMBER 2024053729 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOT 1, BLOCK 1, SLOAN LAKE PARK, A SUBDIVISION OF A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 1.00 FEET OF THE SOUTH 23.00 FEET OF THE EAST 87.50 FEET OF SAID LOT 1, BLOCK 1, SLOAN LAKE PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINS 87.5 SQUARE FEET MORE OR LESS.



06/07/2024 04:13 PM  
City & County of Denver  
Electronically Recorded

R \$0.00

WD

D \$0.00

After recording, return to:  
Division of Real Estate  
City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Denver, Colorado 80202  
**Project Description: 2021-Dedication-0000010**  
**Asset Mgmt No.: (21-212) & 24-118**

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this *15<sup>th</sup>* day of *May*, 2024, by **26 SLOANS, LLC**, a Colorado limited liability company, whose address is 5450 Greenwood Plaza Blvd., Ste. 200, Greenwood Village, CO 80111, 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:

26 SLOANS, LLC, a Colorado limited liability company

By: CH, manager

Name: Christopher Hines

Its: Manager

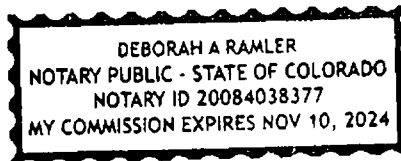
STATE OF CO )  
 ) ss.  
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of May, 2024  
by Chris Hines, as Manager of 26 Sloans, LLC  
a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 11/10/24

Deborah A Ramler  
Notary Public





SURVAPP

**EXHIBIT A**  
**LAND DESCRIPTION**  
**SHEET 1 OF 2**

A PORTION OF LOT 1, BLOCK 1, SLOAN LAKE PARK, A SUBDIVISION OF A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINS 87.5 SQUARE FEET MORE OR LESS.



SCALE 1" = 30'	JOB NAME: 1390 - SLOANS VIEW TOWNHOMES
SURVEY DATE 6-28-2022	PREPARED BY: <b>MOUNTAIN NAVIGATION INC</b>
VERTICAL DATUM NAVD 88	10920 W. ALAMEDA AVENUE #207
GEOID MODEL GEOID 18	LAKEWOOD, CO 80226
REVISIONS	PHONE: 303-514-5232
DATE: 5-15-2024	EMAIL: INFO@MOUNTAINNAV.COM
DATE:	FILE NAME
	FILE LOCATION: FILE_SERVER\NAV_JOBS_2020\1390 - SLOANS VIEW TOWNHOMES

**EXHIBIT A**  
**LAND DESCRIPTION**  
**SHEET 2 OF 2**

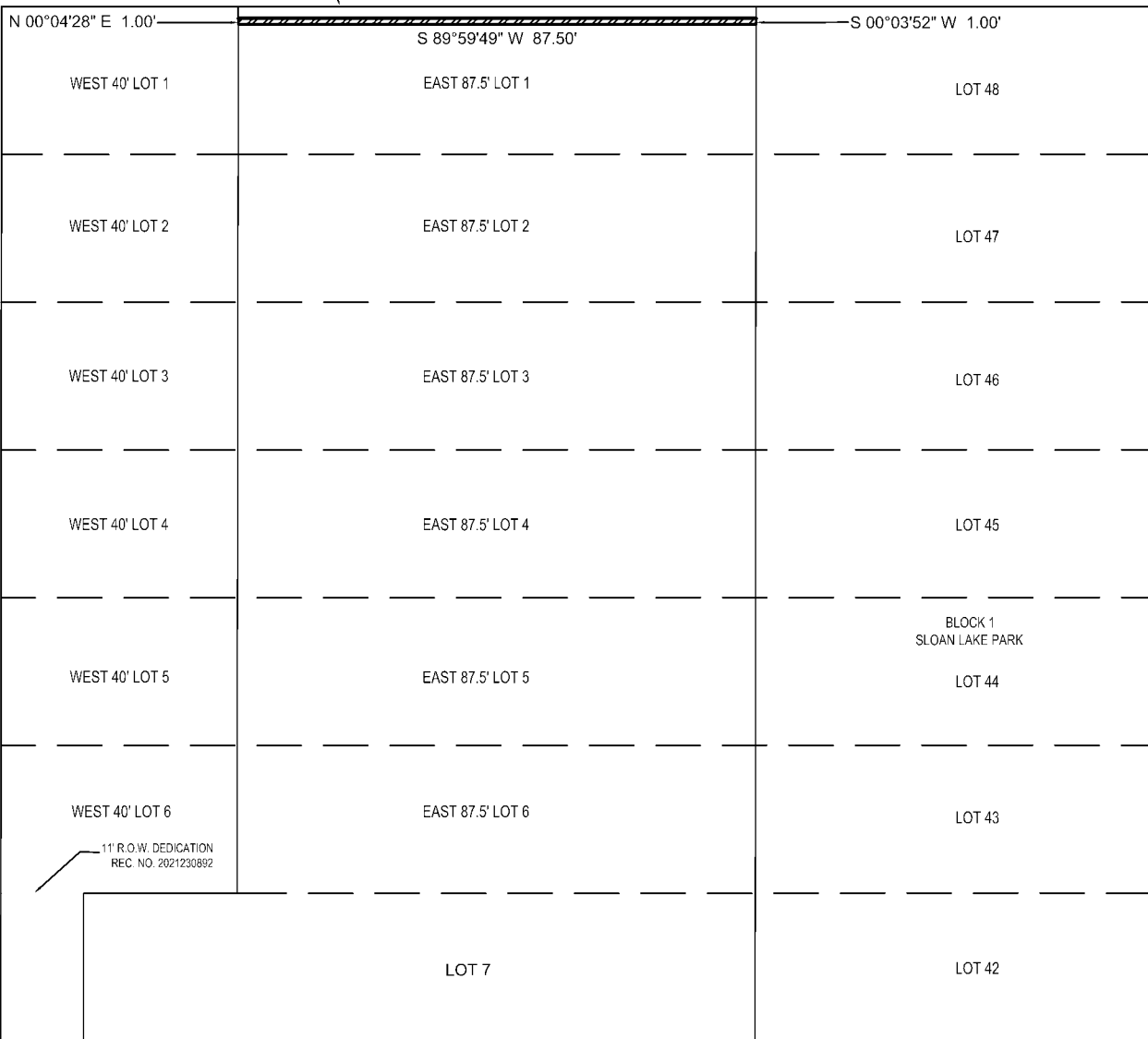
SURVAPP

SHERIDAN BOULEVARD (R.O.W. VARIES)

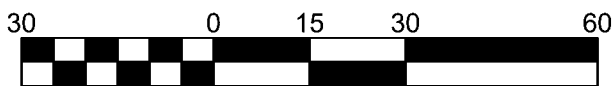
2' R.O.W. DEDICATION  
REC. NO. 2021230892

W. 26TH AVENUE (60' R.O.W.)

N 89°59'49" E 87.50'



3' R.O.W. DEDICATION  
REC. NO. 2018159111



1 INCH = 30 FEET

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