



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: September 12, 2024

ROW #: 2021-DEDICATION-0000003 **SCHEDULE #:** 0232316093000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by West 17th Avenue, North Julian Street, West 18th Avenue, and North Irving 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, "1700 Julian Apartments."

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 # (2021-DEDICATION-0000003-001) HERE.

A map of the area to be dedicated is attached.

GB/TB/BLV

cc: Dept. of Real Estate, 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, 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, Tom Breitnauer
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2021-DEDICATION-0000003

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: September 12, 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 West 17th Avenue, North Julian Street, West 18th Avenue, and North Irving 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: Barbara Valdez	Name: Alaina McWhorter
Email: Barbara.valdez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. **General description or background of proposed request. Attach executive summary if more space needed:**
Proposing to demolish existing structures and build a new apartment building. 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:** Jamie Torres, District #3

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 (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: 2021-DEDICATION-0000003

Description of Proposed Project: Proposing to demolish existing structures and build a new apartment building. 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

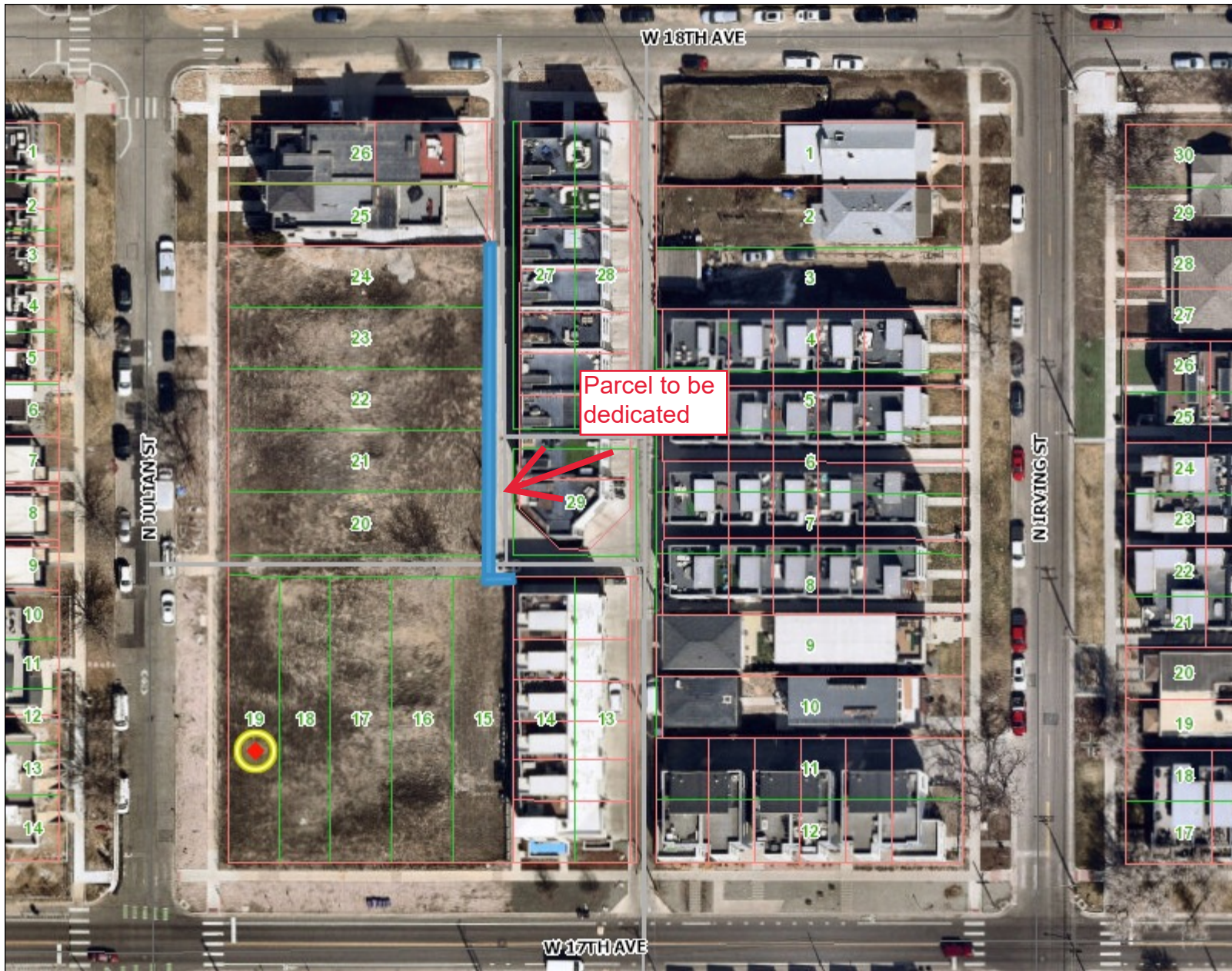
What is the known duration of a MEP: N/A

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

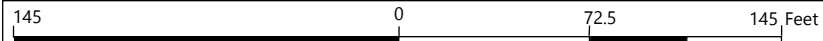
Will an easement relinquishment be submitted at a later date: N/A

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, "1700 Julian Apartments."



Legend

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



PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000003-001

LAND DESCRIPTION - ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 17TH DAY OF FEBRUARY, 2022, AT RECEPTION NUMBER 2022022764 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 15, 20-24 AND A 10 FOOT VACATED ALLEY (REC# 2017074903), BLOCK 16, RESUBDIVISION OF BLOCK 16 CHELTENHAM HEIGHTS SUBDIVISION, AND LOCATED IN THE SOUTHWEST 14 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "L.S. 18745" LOCATED AT THE NORTHWEST CORNER OF SAID LOT 24: THENCE S89°50'19"E A DISTANCE OF 126.95 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 24, ALSO BEING THE **POINT OF BEGINNING** ;

THENCE S89°50'19"E A DISTANCE OF 3.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 24;
THENCE S00°00'17"W A DISTANCE OF 160.73 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 15;
THENCE S89°55'59"E A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 15;
THENCE S00°00'17"W A DISTANCE OF 3.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 15;
THENCE N89°55'59"W A DISTANCE OF 13.00 FEET;
THENCE N00°00'17"E A DISTANCE OF 163.73 FEET BACK TO THE **POINT OF BEGINNING** .

CONTAINING 521.19 SQUARE FEET (0.012 ± ACRES) MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON A 22 FOOT RANGE LINE IN WEST 17TH AVENUE BETWEEN A FOUND 3" ALUMINUM CAP STAMPED "L.S. 16406" AT THE INTERSECTION OF WEST 17TH AVENUE AND JULIAN STREET AND A FOUND 3" BRASS CAP STAMPED "L.S. 37929" AT THE INTERSECTION OF WEST 17TH AVENUE AND IRVING STREET. ASSUMED TO BEAR S89°55'49"E.



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-000003
Asset Mgmt No.: 21-202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 9th day of Feb 2022 by **1700 JULIAN VENTURE, INC**, a Colorado corporation, whose address is 2440 Meade St., Denver, CO 80211 (“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 **Exhibit A** attached hereto and incorporated herein (the “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, subject to all matters listed on **Exhibit B**, attached hereto and incorporated herein.

No separate bill of sale with respect to improvements on the Property will be executed.

[Signature Page Follows]

**Exhibit A
To Special Warranty Deed**

The Property

[See attached]

EXHIBIT A
PAGE 1 OF 2

LAND DESCRIPTION:

A PORTION OF LOTS 15, 20-24 AND A 10 FOOT VACATED ALLEY (REC#2017074903), BLOCK 16, RESUBDIVISION OF BLOCK 16 CHELTENHAM HEIGHTS SUBDIVISION, AND LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED "L.S. 18745" LOCATED AT THE NORTHWEST CORNER OF SAID LOT 24: THENCE S89°50'19"E A DISTANCE OF 126.95 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 24, ALSO BEING THE POINT OF BEGINNING;

THENCE S89°50'19"E A DISTANCE OF 3.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 24;
THENCE S00°00'17"W A DISTANCE OF 160.73 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 15;
THENCE S89°55'59"E A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 15;
THENCE S00°00'17"W A DISTANCE OF 3.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 15;
THENCE N89°55'59"W A DISTANCE OF 13.00 FEET;
THENCE N00°00'17"E A DISTANCE OF 163.73 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 521.19 SQUARE FEET (0.012 ± ACRES) MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON A 22 FOOT RANGE LINE IN WEST 17TH AVENUE BETWEEN A FOUND 3" ALUMINUM CAP STAMPED "L.S. 16406" AT THE INTERSECTION OF WEST 17TH AVENUE AND JULIAN STREET AND A FOUND 3" BRASS CAP STAMPED "L.S. 37929" AT THE INTERSECTION OF WEST 17TH AVENUE AND IRVING STREET. ASSUMED TO BEAR S89°55'49"E.

Karl W.
Franklin, PLS



3461 Ringsby Court, Suite 125
Denver, CO 80216

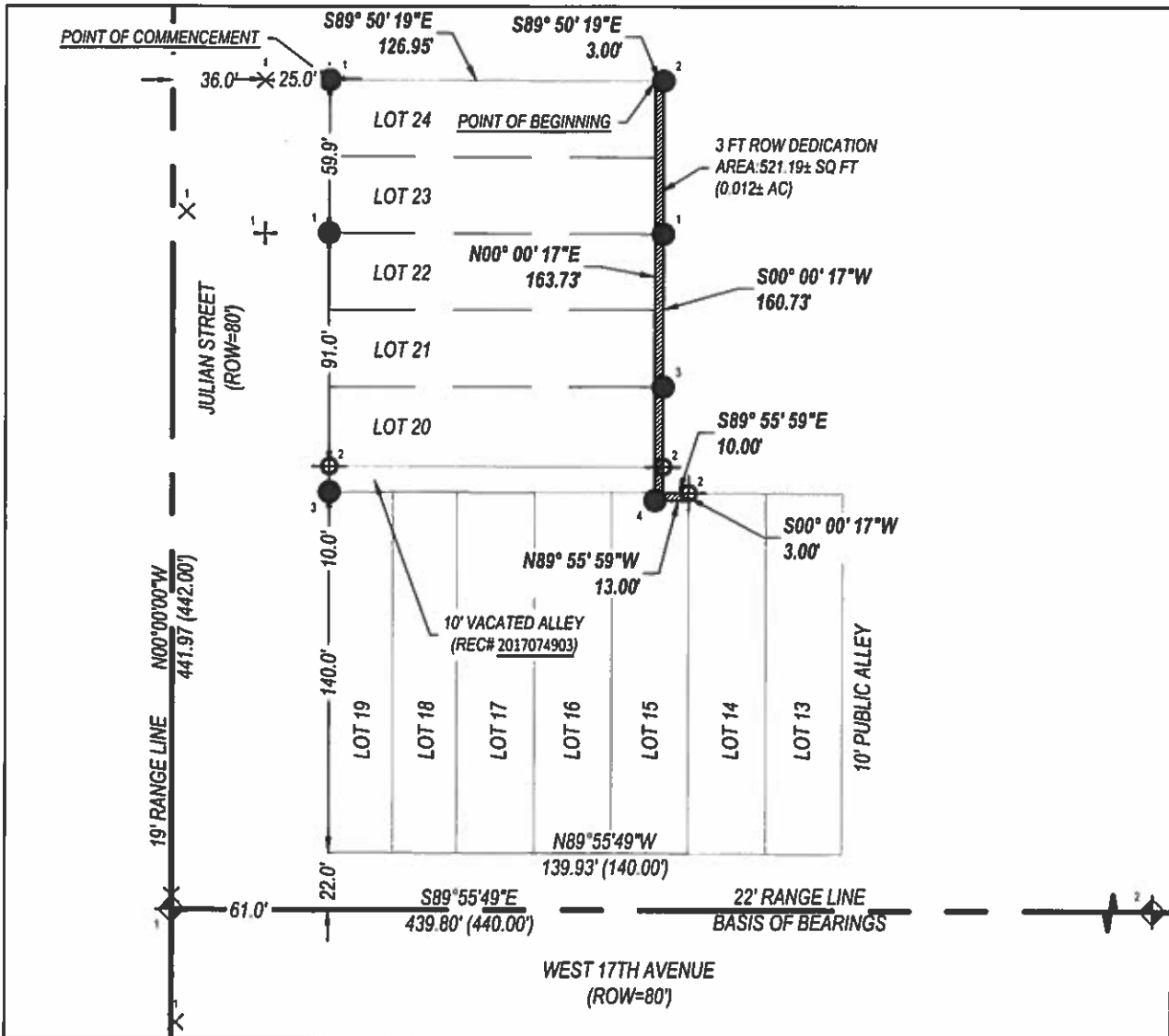
2727 N. Cascade, #160 Colorado Springs,
CO 80907

720.594.9494
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

Prepared By:
Altitude Land Consultants, Inc
Karl W. Franklin, PE-PLS-EXW
Colorado PLS 37969

Date: 8/19/2020
Job No. 16-266

Digitally signed by Karl W. Franklin,
PLS
DN: cn=Karl W. Franklin, PLS,
o=Altitude Land Consultants, Inc.,
ou=ALC,
email=karl@altitudelandco.com, c=US
Date: 2020.08.27 12:37:33 -06'00'



(IN FEET)
1 inch = 60 ft.



3461 Ringsby Court, Suite 125
Denver, CO 80216

2727 N. Cascade, #160 Colorado Springs,
CO 80907

720.594.9494
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

Date: 8/19/2020
Job No. 16-266

LEGEND:

	FOUND 3" ALLUMINUM CAP STAMPED 'L.S. 16401'		FOUND #5 REBAR WITH NO CAP
	FOUND 3" BRASS CAP STAMPED 'L.S. 37829'		FOUND NAIL AND TAG STAMPED 'L.S. 37889'
	SET MAG NAIL AND 1" BRASS TAG STAMPED 'L.S. 37869'		FOUND CUT X
	FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED 'L.S. 18745'		FOUND CHISELED CROSS
	FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED 'L.S. 15321'		RANGE LINE
	FOUND #4 REBAR WITH NO CAP		PROPERTY LINE
			ADJACENT PROPERTY LINE
			INTERIOR PROPERTY LINE

Exhibit B

(Exceptions listed on Title Commitment effective November 3, 2021)

9. Notes and easements as shown on the Plat of Re-Subdivision of Blocks 16, 19, 21 and 31, Cheltenham Heights recorded April 10, 1883 in Plat [Book 3 at Page 19B](#).
10. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Ordinance No. 288 recorded May 24, 1988 at Reception No. [269753](#).
11. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Denver Assessor's Parcel Reconfiguration Form recorded September 14, 2007 at Reception No. [2007144515](#).
12. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Ordinance No. 20170530, Series of 2017 recorded June 8, 2017 at Reception No. [2017074903](#).
13. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Denver Assessor's Parcel Reconfiguration Form recorded June 24, 2020 at Reception No. [2020087405](#).
15. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Permanent Non Exclusive Easement recorded March 30, 2021 at Reception No. [2021058517](#).