


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 24, 2023

ROW #: 2023-DEDICATION-0000009 **SCHEDULE #:** Adjacent to 0232326010000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by West Conejos Place, North Grove Street, West 16th Avenue, and North Hooker 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, “3123 W Conejos.”

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-0000009-001) HERE.

A map of the area to be dedicated is attached.

MB/TS/LRA

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 Slavis
Councilperson Aide, Jesus Lara-Jimenez
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, Thomas Savich
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2023-DEDICATION-0000009

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: July 24, 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 West Conejos Place, North Grove Street, West 16th Avenue, and North Hooker Street.

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

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:** Proposing to demolish an existing structure and build a new apartment complex. 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 West Conejos Place, North Grove Street, West 16th Avenue, and North Hooker Street.
- 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.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Project Title: 2023-DEDICATION-0000009

Description of Proposed Project: Proposing to demolish an existing structure and build a new apartment complex. 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

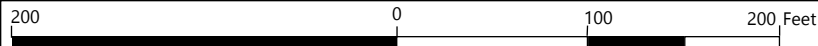
Will an easement relinquishment be submitted at a later date: N/A

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, "3123 W Conejos."



Legend

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



PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000009-001:

LAND DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 12TH DAY OF JULY, 2023, AT RECEPTION NUMBER 2023064870 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF LOT 15, BLOCK 26 CHELTENHAM HEIGHTS AS RE-SUBDIVIDED BY F.E. BUSBY, SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 3.00 FEET OF LOT 15, BLOCK 26 CHELTENHAM HEIGHTS AS RE-SUBDIVIDED BY F.E. BUSBY, AS RECORDED ON FEBRUARY 6TH, 1888 IN PLAT BOOK 5 AT PAGE 43, COUNTY OF ARAPAHOE, NOW CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 390 SQUARE FEET, MORE OR LESS.



07/12/2023 10:55 AM
City & County of Denver

R \$0.00

WD

2023064870

Page: 1 of 4

D \$0.00

After signing, return to:
Division of Real Estate
Attn: Jason Clements
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: 2023-DEDICATION-0000009
Asset Mgmt No.: 23-131

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 10th day of July, 2023, by **3121 W CONEJOS PROPERTY OWNER LLC**, a Colorado limited liability company, whose address is 165 Broadway Floor 23, New York, NY 10006, 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:

3121 W CONEJOS PROPERTY OWNER LLC, a Colorado limited liability company

By: [Signature]

Name: Brendan O'Heir

Its: Authorized Signatory

STATE OF Colorado)

COUNTY OF Denver) ss.

The foregoing instrument was acknowledged before me this 11 day of July, 2023
by Brendan O'Heir, as Owner of 3121 W CONEJOS PROPERTY
OWNER LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 3-17-24

LOUIE MASON BYRD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204010847
MY COMMISSION EXPIRES 03/17/2024

[Signature]
Notary Public

EXHIBIT A

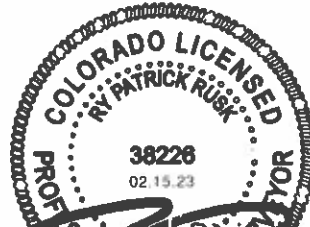
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CONTAINING 390 SQUARE FEET, MORE OR LESS.

RY PATRICK RUSK
PLS NO. 38226
FORESIGHT WEST SURVEYING, INC.
1309 S. INCA STREET
DENVER, COLORADO 80223



Ry Rusk signed
Date: 2023.02.15
09:07:17 -07'00'

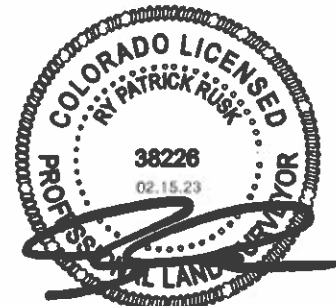
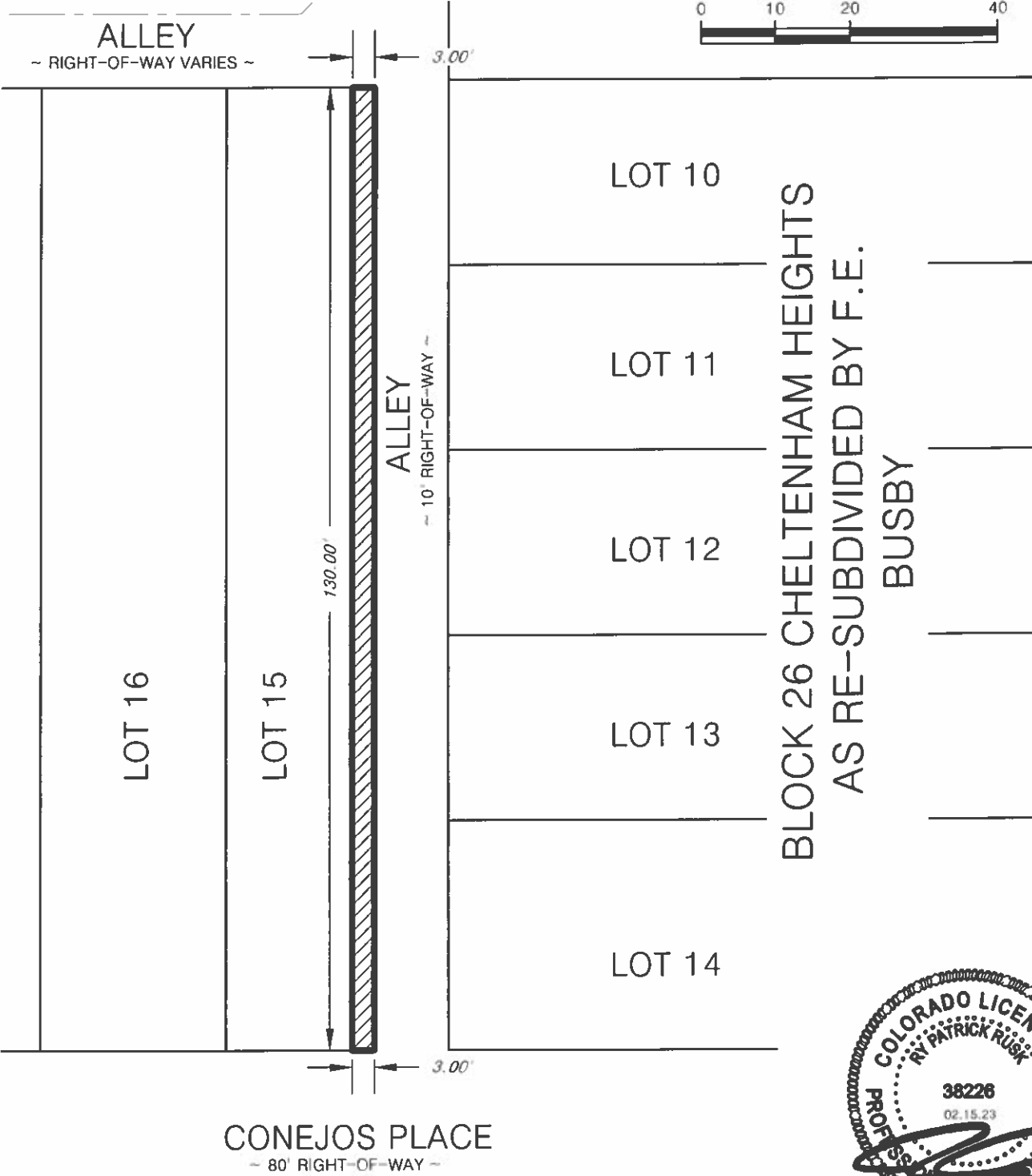
Revision	Date
0	06.14.22
1	02.15.23
Complied By: J. Payne	
Scaled for 8 1/2" x 11'	

FWS FORESIGHT WEST SURVEYING INC.

1309 South Inca Street
Denver, Colorado 80223
303.504.4440

ILLUSTRATION FOR EXHIBIT A

SCALE: 1" = 20 U.S. SURVEY FEET



LEGEND



PARCEL DESCRIPTION
390 SQUARE FEET, MORE OR LESS

Revision	Date
0	06.14.22
1	02.15.23

Compiled By: J. Payne

Scaled for 8 1/2" x 11"

FWS FORESIGHT WEST SURVEYING INC.

1309 South Inca Street
Denver, Colorado 80223
303.504.4440

Job No.: 2022079

Sheet: 2 of 2