

**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 3, 2024

**ROW #:** 2024-DEDICATION-0000077 **SCHEDULE #:** Adjacent to 1) 0232108018000, 0232108019000 and 2) 0232108018000, 0232108019000

**TITLE:** This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by North Eliot Street, West 25<sup>th</sup> Avenue, North Federal Boulevard and West 24<sup>th</sup> Avenue, and 2) North Eliot Street, located near the intersection of West 25<sup>th</sup> Avenue and North Eliot 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 1) Public Alley, and 2) North Eliot 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, “2428 Eliot 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) Public Alley, and 2) North Eliot Street. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2024-DEDICATION-0000077-001, 002) HERE.**

A map of the area to be dedicated is attached.

GB/TS/BV

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, Tom Savich  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2024-DEDICATION-0000077

**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 October 3, 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 two City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by North Eliot Street, West 25th Avenue, North Federal Boulevard and West 24th Avenue, and 2) North Eliot Street, located near the intersection of West 25th Avenue and North Eliot 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: <a href="mailto:Barbara.valdez@denvergov.org">Barbara.valdez@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 a new 3 story, 16 unit apartment building on vacant land. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) North Eliot Street.

## 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:** 2024-DEDICATION-0000077

**Description of Proposed Project:** Proposing to build a new 3 story, 16 unit apartment building on vacant land. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) North Eliot 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) Public Alley, and 2) North Eliot 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

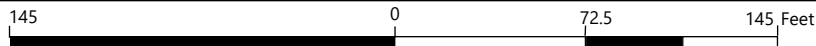
**Additional information:** This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) Public Alley, and 2) North Eliot Street, as part of the development project called, "2428 Eliot St."





### Legend

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



**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000077-001:**

LEGAL DESCRIPTION - ALLEY PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 12TH DAY OF SEPTEMBER, 2024, AT RECEPTION NUMBER 2024084856 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PARCEL WEST

THE EAST 2.00 FEET OF THE WEST 10 FEET OF LOTS 9 AND 12, BLOCK 33, THE TOWN OF HIGHLAND, SITUATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 120 SQUARE FEET, (0.003 ACRES), MORE OR LESS.

TOGETHER WITH:

**PARCEL DESCRIPTION ROW NO 2024-DEDICATION-0000077-002:**

LEGAL DESCRIPTION - STREET PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 12TH DAY OF SEPTEMBER, 2024, AT RECEPTION NUMBER 2024084856 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PARCEL EAST

THE EAST 1.50 FEET OF LOTS 9 AND 12, BLOCK 33, THE TOWN OF HIGHLAND, SITUATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 90 SQUARE FEET, (0.002 ACRES), MORE OR LESS.



09/12/2024 09:28 AM  
City & County of Denver  
Electronically Recorded

R \$0.00

WD

D \$0.00

After signing, return to:  
Division of Real Estate  
Attn: Shannon Cruz  
City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Denver, Colorado 80202  
**Project Description: 2024-DEDICATION-0000077**  
**Asset Mgmt No.: 24-167**

### **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 3rd day of September, 2024, by **JEFFERSON PARK 33 LLC**, a Colorado limited liability company, whose address is 851 E. Meadow Lane, Castle Rock, CO 80108, 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:

JEFFERSON PARK 33 LLC, a Colorado limited liability company

By: [Signature]

Name: Dorine Tchoudine

Its: managing member

STATE OF Colorado)

COUNTY OF Arapahoe) ss.

The foregoing instrument was acknowledged before me this 3 day of Sept, 2024 by Dorine Tchoudine, as managing member of JEFFERSON PARK 33 LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 11/08/2025

[Signature]  
Notary Public

**SANDESH REGMI**  
Notary Public  
State of Colorado  
Notary ID # 20214044035  
My Commission Expires 11-08-2025



2021PM603-ROW

**EXHIBIT - A  
SHEET 1 OF 2****LAND DESCRIPTION****PARCEL WEST**

The East 2.00 feet of the West 10 feet of Lots 9 and 12, Block 33, The Town of Highland, situated in the Northeast Quarter of Section 32, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado.

Containing 120 Square Feet, (0.003 Acres), more or less.

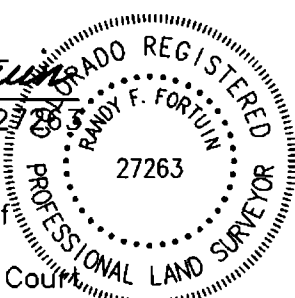
TOGETHER WITH:

**PARCEL EAST**

The East 1.50 feet of Lots 9 and 12, Block 33, The Town of Highland, situated in the Northeast Quarter of Section 32, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado.

Containing 90 Square Feet, (0.002 Acres), more or less.

*Randy Fortuin*  
Randy Fortuin, PLS 27263  
Date: May 28, 2024  
Job No.: 21-2714  
For and on Behalf of  
CBM Surveys, Inc.  
1418 South Addison Court  
Aurora, Colorado  
720-373-8376  
cbmsurveys@comcast.net

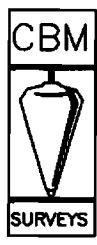
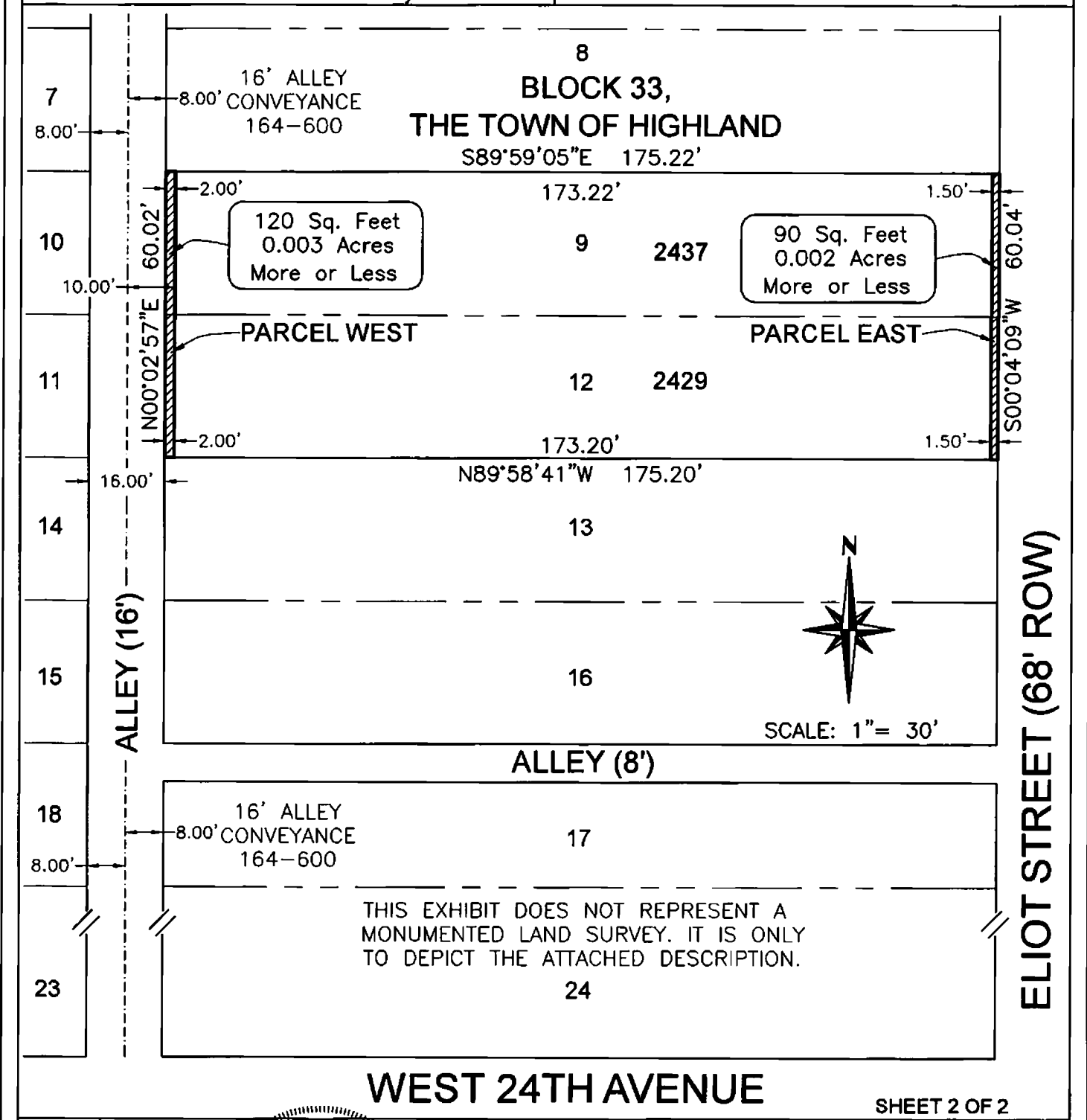


CBM SURVEYS, INC.  
LAND SURVEYING SERVICES

1418 S. Addison Ct.  
Aurora, CO 80018  
720-373-8376  
cbmsurveys@comcast.net

2021PM603-ROW

EXHIBIT - A  
SHEET 2 OF 2



COLORADO REGISTERED  
*Randy Fortuin*  
 Randy F. Fortuin  
 27263  
 May 28, 2024  
 SURVEYOR  
 Randy Fortuin, PLS 27263  
 For and on Behalf of CBM Surveys, Inc.

SHEET 2 OF 2

ADDRESS:  
2429 & 2437  
N. Eliot Street  
Denver, Colorado

DATE: May 28, 2024

DWG: 212714-DED.DWG