




**REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY**

**TO:** Caroline Martin, City Attorney's Office

**FROM:** Matt R. Bryner, P.E., Director, Right-of-Way Services 

**DATE:** April 13<sup>th</sup>, 2021

**ROW #:** 2020-DEDICATION-0000157 **SCHEDULE #:** Adjacent to 0231320001000 & 0231320002000

**TITLE:** This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) N. Sheridan Blvd., located at the intersection of N. Sheridan Blvd. & W. 16<sup>th</sup> Ave., and 2) Public Alley, bounded by W. Colfax Ave., N. Sheridan Blvd., W. 16<sup>th</sup> Ave., and N. Zenobia St.

**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) N. Sheridan Blvd., and 2) 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, "1590 N Sheridan Blvd (SLA 2)."

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 Right-of-Way (1) and Public Alley (1). The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2020-DEDICATION-0000157-001-002) HERE.**

A map of the area to be dedicated is attached.

MB/JS/RL

cc: Dept. of Real Estate, Katherine Rinehart  
City Councilperson, Amanda Sandoval District # 1  
Councilperson Aide, Gina Volpe  
Councilperson Aide, Naomi Grunditz  
City Council Staff, Zach Rothmier  
Environmental Services, Andrew Ross  
DOTI, Manager's Office, Alba Castro  
DOTI, Manager's Office, Jason Gallardo  
DOTI, Director, Right-of-Way Engineering Services, Matt Bryner  
Department of Law, Maureen McGuire  
Department of Law, Martin Plate  
Department of Law, Deanne Durfee  
Department of Law, Caroline Martin  
Department of Law, Rachonda Dixon  
DOTI Survey, Jon Spirk  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2020-DEDICATION-0000157

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 Jason Gallardo  
at [Jason.Gallardo@DenverGov.org](mailto: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: April 13<sup>th</sup>, 2021

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 two City-owned parcels of land as Public Right-of-Way as 1) N. Sheridan Blvd., located at the intersection of N. Sheridan Blvd. & W. 16th Ave., and 2) Public Alley, bounded by W. Colfax Ave., N. Sheridan Blvd., W. 16th Ave., and N. Zenobia St.

3. **Requesting Agency:** DOTI, Right-of-Way Services  
**Agency Section:** Survey

4. **Contact Person:** (With actual knowledge of proposed ordinance/resolution.)

- **Name:** Rebecca Long
- **Phone:** 720-547-5344
- **Email:** [Rebecca.Long@denvergov.org](mailto:Rebecca.Long@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](mailto:Jason.Gallardo@denvergov.org)

6. **General description/background of proposed resolution including contract scope of work if applicable:** 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) N. Sheridan Blvd., and 2) 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, "1590 N Sheridan Blvd (SLA 2)."

**\*\*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 W. Colfax Ave., N. Sheridan Blvd., W. 16th Ave., and N. Zenobia St.
- d. **Affected Council District:** Amanda Sandoval District # 1
- 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:** 2020-DEDICATION-0000157

**Description of Proposed Project:** Dedication of a parcel of land as Public Right-of-Way as 1) N. Sheridan Blvd., and 2) 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 1) N. Sheridan Blvd., and 2) Public Alley.

**Has a Temp MEP been issued, and if so, what work is underway:** N/A

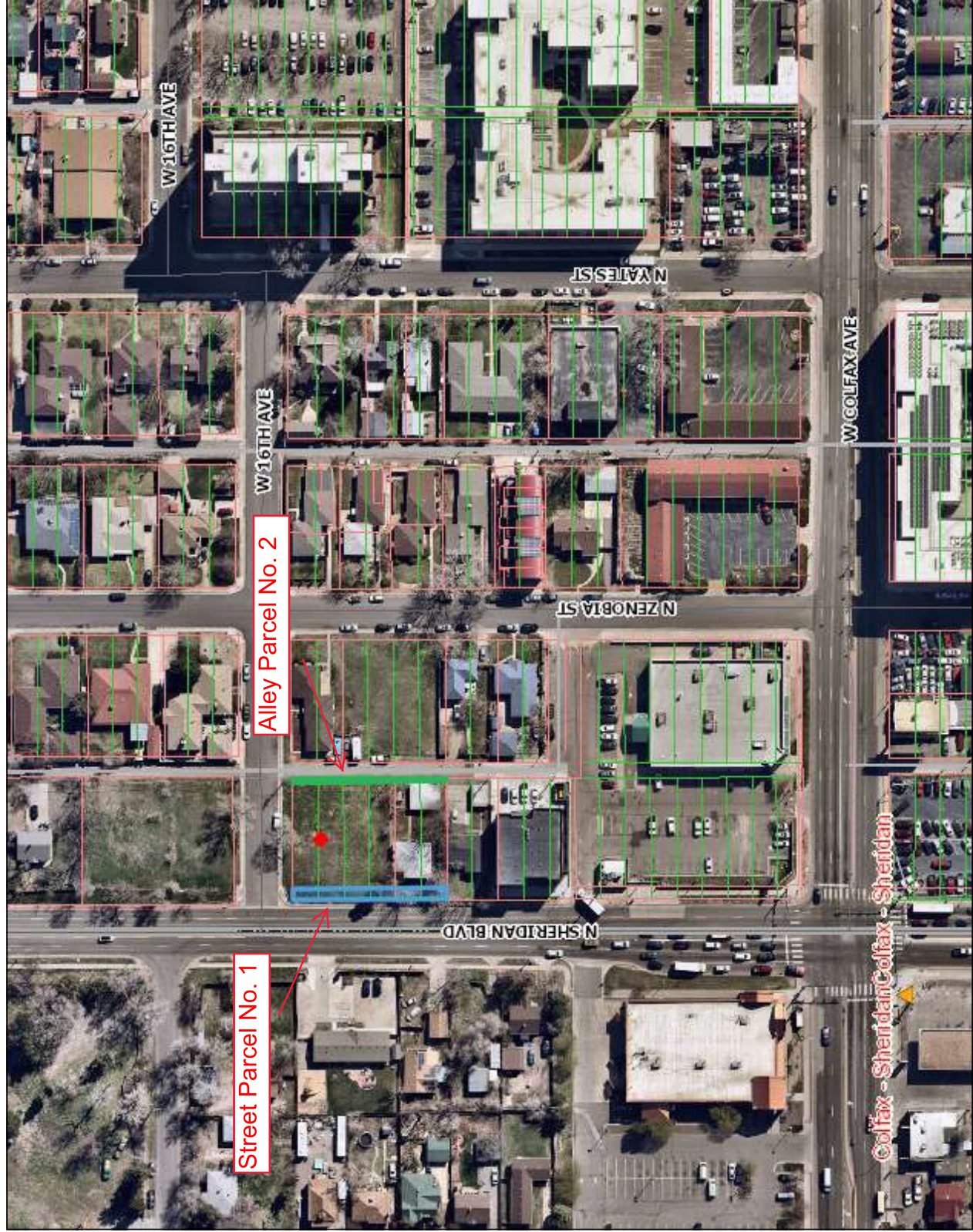
**What is the known duration of a MEP:** N/A

**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 1) N. Sheridan Blvd., and 2) Public Alley, as part of a development project called, "1590 N Sheridan Blvd (SLA 2)."



**Legend**

	Well Restrictions		Liner		Streets		Irrigation Ditches Reconstruct Gardens)		Irrigation Ditches		Streets		Alleys		Railroads		Main		Yard		Spur		Siding		Interchange track		Other		Bridges		Existing		Planned		Park-N-Ride Locations		Lakes		County Boundary		Parcels		Lots/Blocks		Parks		All Other Parks: Linear		Mountain Parks
---	-------------------	---	-------	---	---------	---	--	---	--------------------	---	---------	---	--------	---	-----------	---	------	---	------	---	------	---	--------	---	-------------------	---	-------	---	---------	---	----------	---	---------	---	-----------------------	---	-------	---	-----------------	---	---------	---	-------------	---	-------	---	-------------------------	---	----------------

**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000157-001:**

**LAND DESCRIPTION - STREET PARCEL No. 1**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF MARCH 2021, AT RECEPTION NUMBER 2021057930 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 BLOCK 1, BRINKHAUS SLOAN LAKE ADDITION, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE WESTERLY 12.50 FEET OF LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 1, BRINKHAUS SLOAN LAKE ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000157-002:**

**LAND DESCRIPTION - ALLEY PARCEL No. 2**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF MARCH 2021, AT RECEPTION NUMBER 2021057930 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 BLOCK 1, BRINKHAUS SLOAN LAKE ADDITION, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE EASTERLY 2.00 FEET OF LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 1, BRINKHAUS SLOAN LAKE ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



03/30/2021 03:22 PM  
City & County of Denver

R \$0.00

WD

2021057930

Page: 1 of 6

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: 2020-Dedication-0000157  
Asset Mgmt No.: 21-025

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 11<sup>th</sup> day of February, 2021, by Sloans Lake View Haus LLC, a Colorado limited liability company, whose address is 2821 S. Garfield St., Denver, CO 80210, 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.



EXHIBIT A  
SHEET 1 OF 2

2019-PROJMSTR-0000258-ROW-002

## LAND DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF BLOCK 1, BRINKHAUS SLOAN LAKE ADDITION, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE WESTERLY 12.50 FEET OF LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 1, BRINKHAUS SLOAN LAKE ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



prepared by:

RUBINO SURVEYING  
3312 AIRPORT ROAD  
BOULDER, CO 80301  
(303)464-9515 FAX (303)464-7792  
E-MAIL: rubinosurveying@aol.com

LOT 2 STREET

DRAWN BY: BR

APPROVED BY: RJR

DATE: JANUARY 26, 2021

JOB NO. 20113



2019-PROJMSTR-0000258-ROW-002

# EXHIBIT A

SHEET 2 OF 2

## WEST 16TH AVENUE

50' PUBLIC ROW



SHERIDAN BOULEVARD

60' PUBLIC ROW

150'

150'

12.50'

12.50'

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

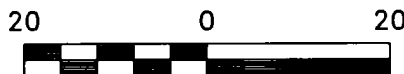
LOT 6

LOT 7

DESCRIBED PARCEL (HATCHED)  
1,875 SQ. FT.

BLOCK 1

ALLEY 16' PUBLIC ROW



Scale 1" = 20 ft

RUBINO SURVEYING  
3312 AIRPORT ROAD  
BOULDER, CO 80301  
(303)464-9515 FAX (303)464-7792  
E-MAIL: rubinosurveying@aol.com

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY.  
IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

LOT 2 STREET

DRAWN BY: BR

APPROVED BY: RJR

DATE: JANUARY 26, 2021

JOB NO. 20113

**EXHIBIT A**  
SHEET 1 OF 2

2019-PROJMSTR-0000258-ROW-002

## LAND DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF BLOCK 1, BRINKHAUS SLOAN LAKE ADDITION, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE EASTERLY 2.00 FEET OF LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 1, BRINKHAUS SLOAN LAKE ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



prepared by:

RUBINO SURVEYING  
3312 AIRPORT ROAD  
BOULDER, CO 80301  
(303)464-9515 FAX (303)464-7792  
E-MAIL: rubinosurveying@aol.com

LOT 2 ALLEY

DRAWN BY: BR

APPROVED BY: RJR

DATE: OCTOBER 21, 2020

JOB NO. 20113

2019-PROJMSTR-0000258-ROW-002

EXHIBIT A

SHEET 2 OF 2



WEST 16TH AVENUE

50' PUBLIC ROW

SHERIDAN BOULEVARD

60' PUBLIC ROW

BLOCK 1

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

DESCRIBED PARCEL (HATCHED)  
300 SQ. FT.

2.00'

ALLEY 16' PUBLIC ROW



Scale 1" = 20 ft



RUBINO SURVEYING  
 3312 AIRPORT ROAD  
 BOULDER, CO 80301  
 (303)464-9515 FAX (303)464-7792  
 E-MAIL: rubinosurveying@aol.com

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY.  
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

LOT 2 ALLEY

DRAWN BY: BR

APPROVED BY: RJR

DATE: OCTOBER 21, 2020

JOB NO. 20113