




**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 #:** 2018-DEDICATION-0000160 **SCHEDULE #:** 0232317052000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by W. 17<sup>th</sup> Ave., N. King St., W. 18<sup>th</sup> Ave., & N. Julian 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 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, "3418 W 18<sup>th</sup>."

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 # (2018-DEDICATION-0000160-001) HERE.**

A map of the area to be dedicated is attached.

MB/JS /RL

cc: Dept. of Real Estate, Katherine Rinehart  
City Councilperson, Jamie Torres District # 3  
Councilperson Aide, Benjamin Chavez  
Councilperson Aide, Daisy Rocha Vasquez  
Councilperson Aide, Melissa Mejia  
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 2018-DEDICATION-0000160

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 a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by W. 17th Ave., N. King St., W. 18th Ave., & N. Julian 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 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, "3418 W 18th."

**\*\*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. 17th Ave., N. King St., W. 18th Ave., & N. Julian St.
- 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:** 2018-DEDICATION-0000160

**Description of Proposed Project:** Dedication of a parcel of land as Public Right-of-Way 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, "3418 W 18<sup>th</sup>."





Alley parcel to be dedicated



Legend	
	Well Restrictions
	Barrier Restrictions
	Area Restrictions
	Liner
	Sheet Pile Wall Area
	Streams
	Irrigation Ditches Reconstruct (Gardens)
	Irrigation Ditches
	Streets
	Alleys
	Railroads
	Main
	Yard
	Spur
	Siding
	Interchange track
	Other
	Bridges
	Rail Transit Stations
	Existing
	Planned
	Park-N-Ride Locations
	Lakes
	County Boundary
	Parcels
	Lots/Blocks
	Parks
	All Other Parks: Linear
	Mountain Parks



145 0 72.5 145 Feet

The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.

1: 1, 128

Map Generated 4/13/2021

THIS IS NOT A LEGAL DOCUMENT.

**PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000160-001:**

LAND DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF NOVEMBER, 2020, AT RECEPTION NUMBER 2018141820 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING THREE (3) FEET IN WIDTH IN BLOCK 17, A.H. GLASPELL'S RESUBDIVISION OF BLOCK 17, CHELTENHAM HEIGHTS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, TO WIT:

EAST 3.00 FEET OF LOT 35, BLOCK 17, A.H. GLASPELL'S RESUBDIVISION OF BLOCK 17, CHELTENHAM HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 449 SQUARE FEET OR 0.0103 ACRES MORE OR LESS.



11/02/2018 08:58 AM  
City & County of Denver

R \$0.00

WD

2018141820

Page: 1 of 4

D \$0.00

After recording, return to:  
David J. Edwards  
Division of Real Estate  
City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Denver, Colorado 80202

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this 30<sup>th</sup> day of October, 2018, by **Jared Bandel**, whose address is 3418 W, 18<sup>th</sup> Avenue, Denver, CO 80204, 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.

Asset Mgmt. #

2018 Dedication - 0000160

Asset Manager: SA  
Date: 11/2/2018

Approved  
DJE

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

ATTEST:

**Jared Bandel,**

By: *Jared Bandel*

STATE OF CO )  
 ) ss.  
COUNTY OF Boulder )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of October, 2018  
by Jared Bandel

Witness my hand and official seal.

My commission expires: 02-24-2021

*Penny F Rehn*  
Notary Public

**Penny F Rehn  
Notary Public  
State Of Colorado  
Notary ID 19974003469  
My Commission Expires February 24, 2021**

2017-PROJMSTR-0000582-ROW

EXHIBIT A


## LAND DESCRIPTION:

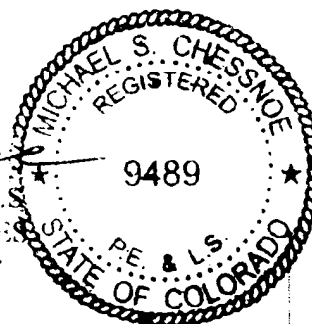
A PARCEL OF LAND BEING THREE (3) FEET IN WIDTH IN BLOCK 17, A.H. GLASPELL'S RESUBDIVISION OF BLOCK 17, CHELTENHAM HEIGHTS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, TO WIT:

## LEGAL DESCRIPTION:

EAST 3.00 FEET OF LOT 35, BLOCK 17, A.H. GLASPELL'S RESUBDIVISION OF BLOCK 17, CHELTENHAM HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO

THE ABOVE DESCRIBED PARCEL CONTAINS 449 SQUARE FEET OR 0.0103 ACRES MORE OR LESS.

  
MICHAEL S. CHESSNOE, P.E. & L.S.  
C/O CHESSNOE AND ASSOCIATES  
10/3/18



PREPARED BY:

CHESSNOE AND ASSOC.  
4101 EAST WESLEY AVENUE, SUITE 2  
DENVER, CO. 80222  
TELEPHONE NO. 303-722-3267  
email: chessnoedenver@comcast.net  
OCTOBER 2, 2018



EXHIBIT A

2017-PROJMSTR-0000582-ROW

PARCEL SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

WEST 18TH AVENUE  
80' ROW

3.00'  
S89°55'02"E

LOT 33

LOT 34

LOT 35

EAST LINE OF LOT 35, BLOCK 17, A.H. GLASPELL'S RESUB. OF BLOCK 17, CHELTENHAM HEIGHTS N00°00'00"W

EXISTING 10 FOOT PUBLIC ALLEY

10' WIDE PUBLIC ALLEY

EAST 1/2 LOT 34

LOT 35

149.66' A.M. (149.616' REC.)  
N00°00'00"E

149.66' A.M. (149.616' REC.)  
S00°00'00"W

BASIS OF BEARINGS

3.00' ALLEY DEDICATION

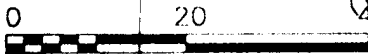
SE CORNER OF LOT 35, BLOCK 17, A.H. GLASPELL'S RESUBDIVISION OF BLOCK 17, CHELTENHAM HEIGHTS

SOUTHERLY LINE OF LOT 35, BLOCK 17

12 FOOT PUBLIC ALLEY (VACATED)

N89°55'02"W A.M.  
39.93' A.M. 39.905' REC.

3.00'  
N89°55'02"W



SCALE: 1"=20'

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