




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: November 28, 2023

ROW #: 2022-DEDICATION-0000056 **SCHEDULE #:** Adjacent to 0606409003000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as East 8th Avenue, located at the intersection of East 8th Avenue and North Dahlia 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 East 8th Avenue. 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, "4801 E 8th Ave."

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 East 8th Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2022-DEDICATION-0000056-001) HERE.

A map of the area to be dedicated is attached.

MB/TB/LRA

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Amanda Sawyer, District # 5
Councilperson Aide, Nicole Aviles
Councilperson Aide, Owen Brigner
Councilperson Aide, Logan Fry
Councilperson Aide, Juan Sipion
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 Breitnauer
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2022-DEDICATION-0000056

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: November 28, 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 East 8th Avenue, located at the intersection of East 8th Avenue and North Dahlia 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:** Demolish existing multiplex structure and build a 12-unit townhome structure. The developer has been asked to dedicate a parcel of land as East 8th Avenue.

****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:** At the intersection of East 8th Avenue and North Dahlia Street
- d. **Affected Council District:** Amanda Sawyer, District # 5
- 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: 2022-DEDICATION-0000056

Description of Proposed Project: Demolish existing multiplex structure and build a 12-unit townhome structure. The developer has been asked to dedicate a parcel of land as East 8th Avenue.

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 East 8th Avenue.

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

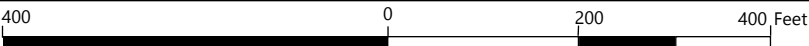
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as East 8th Avenue, as part of a development project called, "4801 E 8th Ave."



Legend

- Streets
- Alleys
- ▭ County Boundary
- ▭ Parcels



PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000056-001:

LAND DESCRIPTION – STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF NOVEMBER, 2023, AT RECEPTION NUMBER 2023109306 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE SOUTH 8.00 FEET OF LOT 24, BLOCK 7, OLMSTED & CHAMBERLAIN'S COLFAX PARK, EXCEPT THE EAST 8.00 FEET TO THE CITY RECORDED IN BOOK 6110 AT PAGE 489, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 1,017 SQUARE FEET, (0.023 ACRES), MORE OR LESS



11/14/2023 03:38 PM
City & County of Denver
Electronically Recorded

R \$0.00

WD

D \$0.00

After signing, return to:
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Division of Real Estate
Denver, Colorado 80202
Project Description: 2022-DEDICATION-0000056
Asset Mgmt No.: 23-275

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 13th day of November 2023, by **LLB INVESTMENTS, LLC**, a Colorado limited liability company, whose address is 6760 Dorado Place, Englewood, CO 80111, 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:

LLB INVESTMENTS, LLC, a Colorado limited liability company

By: [Signature]

Name: Garrett Beserra

Its: Manager

STATE OF Colorado)
COUNTY OF Denver) ss.

The foregoing instrument was acknowledged before me this 13 day of November, 2023 by Garrett Beserra, as Manager of LLB INVESTMENTS, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: _____

[Signature]

Notary Public

Paige Crooks
Notary Public
State of Colorado
Notary ID 20214004438
My Commission Expires: February 03, 2025

2021-PROJMSTR-0000128-ROW

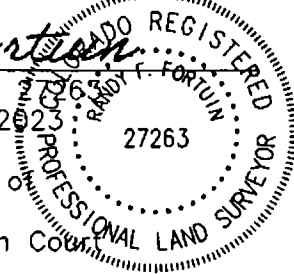
EXHIBIT - A
SHEET 1 OF 2

LAND DESCRIPTION

The South 8.00 feet of Lot 24, Block 7, Olmsted & Chamberlain's Colfax Park, EXCEPT the East 8.00 feet to the City recorded in Book 6110 at Page 489, situated in the Southeast Quarter of Section 6, Township 4 South, Range 67 West of the 6th Principal Meridian, City and County of Denver, State of Colorado.

Containing 1,017 Square Feet, (0.023 Acres), more or less

Randy Fortuin
Randy Fortuin, PLS
Date: August 08, 2023
Job No.: 19-2556
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

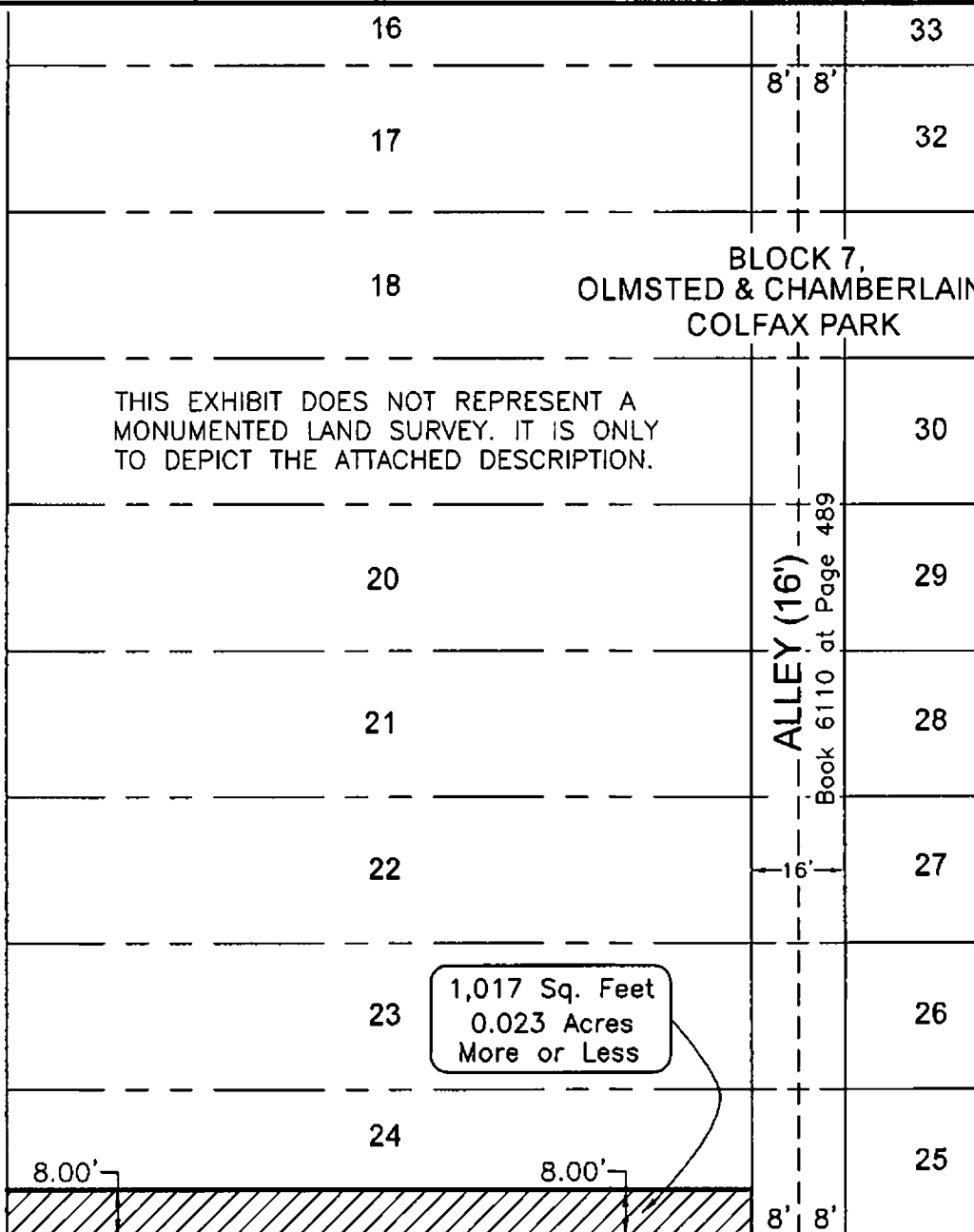
1418 S. Addison Ct.
Aurora, CO 80018
720-373-8376
cbmsurveys@comcast.net

2021-PROJMSTR-0000128-ROW
EXHIBIT - A
SHEET 2 OF 2

DAHLIA STREET (ROW 60')



SCALE: 1" = 30'



BLOCK 7,
OLMSTED & CHAMBERLAIN'S
COLFAX PARK

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

ALLEY (16')
Book 6110 at Page 489

1,017 Sq. Feet
0.023 Acres
More or Less

8TH AVENUE (ROW 58.2')

SHEET 2 OF 2



Randy Fortuin, PLS
 For and on Behalf of CBM Surveys, Inc.

ADDRESS:
 4801
 East 8th Avenue
 Denver, Colorado

DATE: Aug. 08, 2023

DWG: 192556-DED.DWG