


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 20, 2023

ROW #: 2023-DEDICATION-0000129 **SCHEDULE #:** Adjacent to 0527415011000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as West Vassar Avenue, located at the intersection of West Vassar Avenue and South Cherokee 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 West Vassar 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, “2595 – 2599 S. Cherokee 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 West Vassar Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000129-001) HERE.

A map of the area to be dedicated is attached.

MB/BP/LRA

- cc: Dept. of Real Estate, RealEstate@denvergov.org
- City Councilperson, Flor Alvidrez, District # 7
- Councilperson Aide, Yvonne Miranda
- Councilperson Aide, Leya Hartman
- Councilperson Aide, Jacky Jimenez
- Councilperson Aide, Semper Harkness
- 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, Brian Pfohl
- DOTI Ordinance
- Owner: City and County of Denver
- Project file folder 2023-DEDICATION-0000129

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 20, 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 West Vassar Avenue, located at the intersection of West Vassar Avenue and South Cherokee 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 single-family structure and propose to build a new duplex. The developer has been asked to dedicate a parcel of land as West Vassar 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:** Located at the intersection of West Vassar Avenue and South Cherokee Street
- d. **Affected Council District:** Flor Alvidrez, District # 7
- 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-0000129

Description of Proposed Project: Demolish existing single-family structure and propose to build a new duplex. The developer has been asked to dedicate a parcel of land as West Vassar 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 West Vassar Avenue.

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

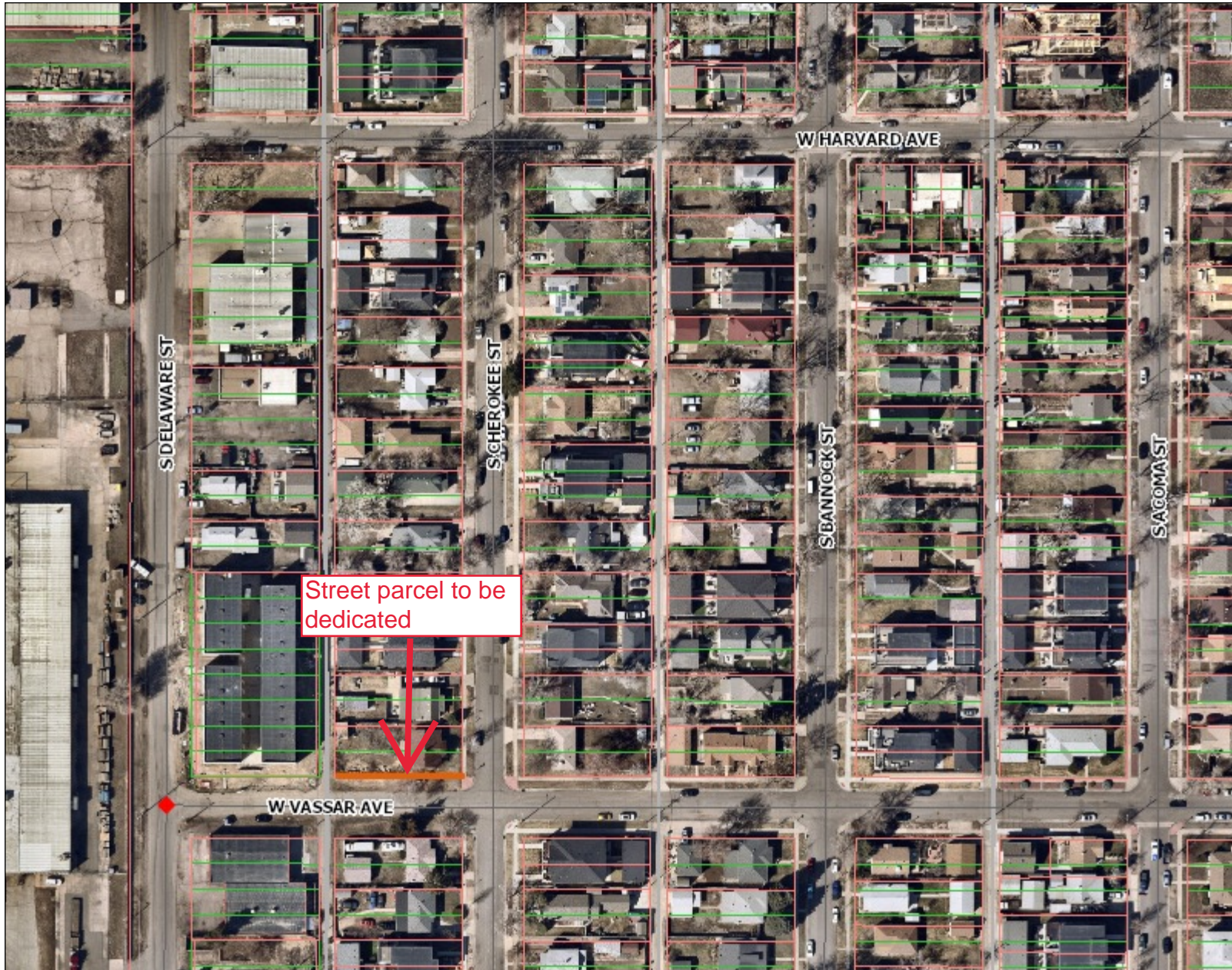
What is the known duration of a MEP: N/A

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

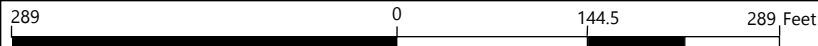
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as West Vassar Avenue, as part of a development project called, "2595 – 2599 S. Cherokee St."



Legend

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



PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000129-001:

LAND DESCRIPTION – STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 16TH DAY OF NOVEMBER, 2023, AT RECEPTION NUMBER 2023109925 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOT 25, BLOCK 4, FISK'S BROADWAY ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 2.0 FEET, EXCEPT THE WEST 2.00 FEET OF LOT 25, BLOCK 4, FISK'S BROADWAY ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 246.00 ± SQUARE FEET (0.005 ± ACRES); MORE OR LESS.



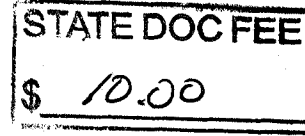
11/16/2023 02:26 PM
City & County of Denver
Electronically Recorded

R \$28.00

D \$0.00

WD

After signing, return to:
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Division of Real Estate
Attn: Shannon Cruz
Denver, Colorado 80202
Project Description: 2023-DEDICATION-0000129
Asset Mgmt No.:



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 14TH day of Nov, 2023, by **JUST CONSTRUCTION LLC**, a Colorado limited liability company, whose address is 3828 Kalamath Street., Denver, CO 80211, 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.

2022-PROJMSTR-0000592-ROW

EXHIBIT A
PAGE 1 OF 2

LAND DESCRIPTION:

A PORTION OF LOT 25, BLOCK 4, FISK'S BROADWAY ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 246.00 ± SQUARE FEET (0.005 ± ACRES); MORE OR LESS.



Prepared By:
Altitude Land Consultants, Inc
Karl W. Franklin, PE-PLS-EXW
Colorado PLS 37969

Date: 10/04/2023
Job No. 22-106

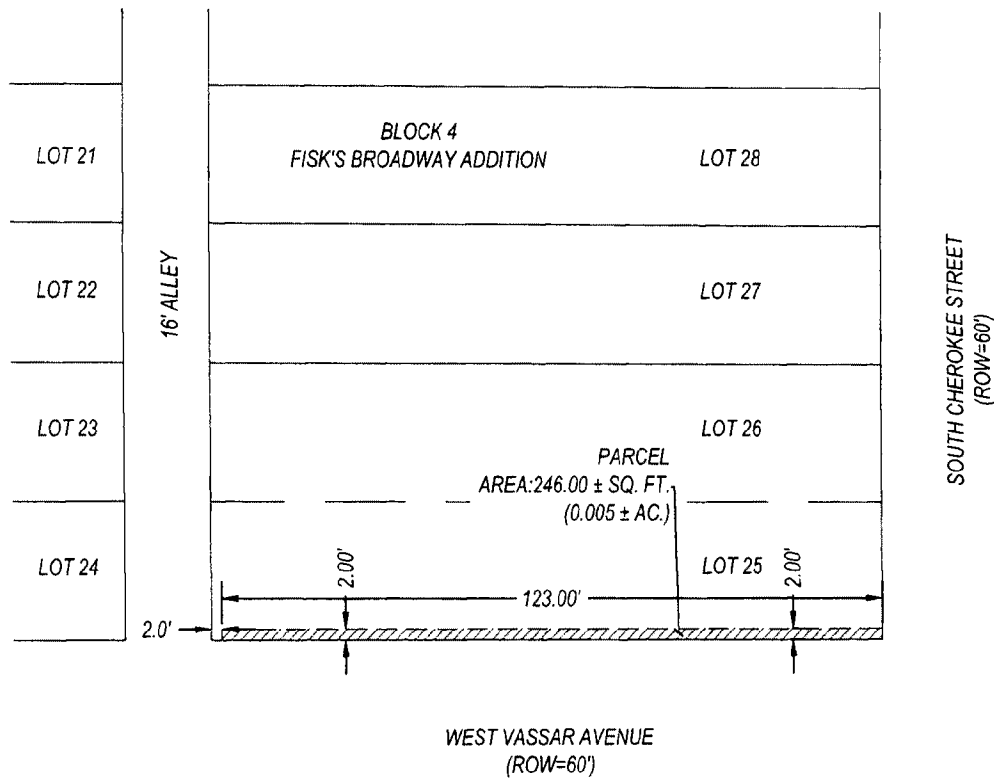
3461 Ringsby Court, Suite 125
Denver, CO 80216

2727 N. Cascade, #160 Colorado Springs,
CO 80907

720.594.9494
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

2022-PROJMSTR-0000592-ROW

EXHIBIT A
PAGE 2 OF 2



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

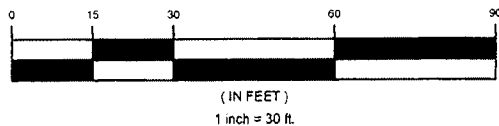
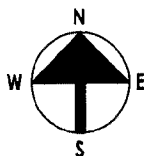


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CO 80907

720.594.9494
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

Date: 7/25/2023
Job No. 22-106



LEGEND:

- ADJACENT PROPERTY LINE
- INTERIOR PROPERTY LINE
- PARCEL AREA