




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: August 26, 2024
ROW #: 2024-DEDICATION-0000169 **SCHEDULE #:** 1) 0231208052000, and 2) 0231208053000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) North Sheridan Boulevard, located near the intersection of North Sheridan Boulevard and West 26th Avenue, and 2) West 26th Avenue, located near the intersection of West 26th Avenue and North Sheridan Boulevard.

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) North Sheridan Boulevard, and 2) West 26th 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, “PILOTGC-5128 W 26th Avenue.”

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) North Sheridan Boulevard, and 2) West 26th Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2024-DEDICATION-0000169-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/TB/DG

- cc: Dept. of Real Estate, RealEstate@denvergov.org
- City Councilperson, Amanda P. 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, Thomas Breitnauer
- DOTI Ordinance
- Owner: City and County of Denver
- Project file folder 2024-DEDICATION-0000169

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 the Mayor's Legislative Team
at MileHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: August 26, 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) North Sheridan Boulevard, located near the intersection of North Sheridan Boulevard and West 26th Avenue, and 2) West 26th Avenue, located near the intersection of West 26th Avenue and North Sheridan Boulevard.

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: Dalila Gutierrez	Name: Alaina McWhorter
Email: Dalila.Gutierrez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. **General description or background of proposed request. Attach executive summary if more space needed:**
Building three townhome structures. The developer was asked to dedicate two parcels as 1) North Sheridan Boulevard, and 2) West 26th Avenue.

6. **City Attorney assigned to this request (if applicable):**

7. **City Council District:** Amanda P. 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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Project Title: 2024-DEDICATION-0000169

Description of Proposed Project: Building three townhome structures. The developer was asked to dedicate two parcels as 1) North Sheridan Boulevard, and 2) West 26th 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 1) North Sheridan Boulevard, and 2) West 26th 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 1) North Sheridan Boulevard, and 2) West 26th Avenue, as part of the development project called, "PILOTGC-5128 W 26th Avenue."



Legend

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

289 0 144.5 289 Feet

PARCL DESCRIPTION ROW NO. 2024-DEDICATION-0000169-001:

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 17TH DAY OF DECEMBER, 2021, AT RECEPTION NUMBER 2021230892 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOT 7, BLOCK 1, SLOAN LAKE PARK, A SUBDIVISION OF A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 11.00 FEET OF THE WEST 14.00 FEET OF SAID LOT 7, BLOCK 1, SLOAN LAKE PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINS 275 SQUARE FEET MORE OR LESS.

PARCL DESCRIPTION ROW NO. 2024-DEDICATION-0000169-002:

LAND DESCRIPTION - STREET PARCEL NO. 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 17TH DAY OF DECEMBER, 2021, AT RECEPTION NUMBER 2021230892 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOT 1, BLOCK 1, SLOAN LAKE PARK, A SUBDIVISION OF A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 2.00 FEET OF THE EAST 87.50 FEET OF SAID LOT 1, BLOCK 1, SLOAN LAKE PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINS 175 SQUARE FEET MORE OR LESS.



12/17/2021 03:42 PM
City & County of Denver

R \$0.00

WD

2021230892
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: 2021-Dedication-0000010
Asset Mgmt No.: 21-212

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 16th day of December, 2021, by 26 SLOANS, LLC, a Colorado limited liability company, whose address is 5450 Greenwood Plaza Blvd., Ste. 200, Greenwood Village, 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.

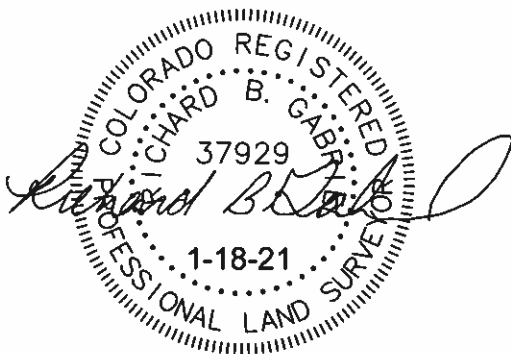
EXHIBIT A
LAND DESCRIPTION
SHEET 1 OF 2

2020-PROJMSTR-0000581-ROW-001

A PORTION OF LOT 7, BLOCK 1, SLOAN LAKE PARK, A SUBDIVISION OF A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Richard B. Gabriel, P.L.S.
Colorado License #37929
For and on behalf of Power Surveying Company, Inc.
303-702-1617



720 W. 84TH AVE. UNIT #240
THORNTON, COLORADO 80260

PH. 303-702-1617
FAX 303-702-1488
WWW.POWERSURVEYING.COM

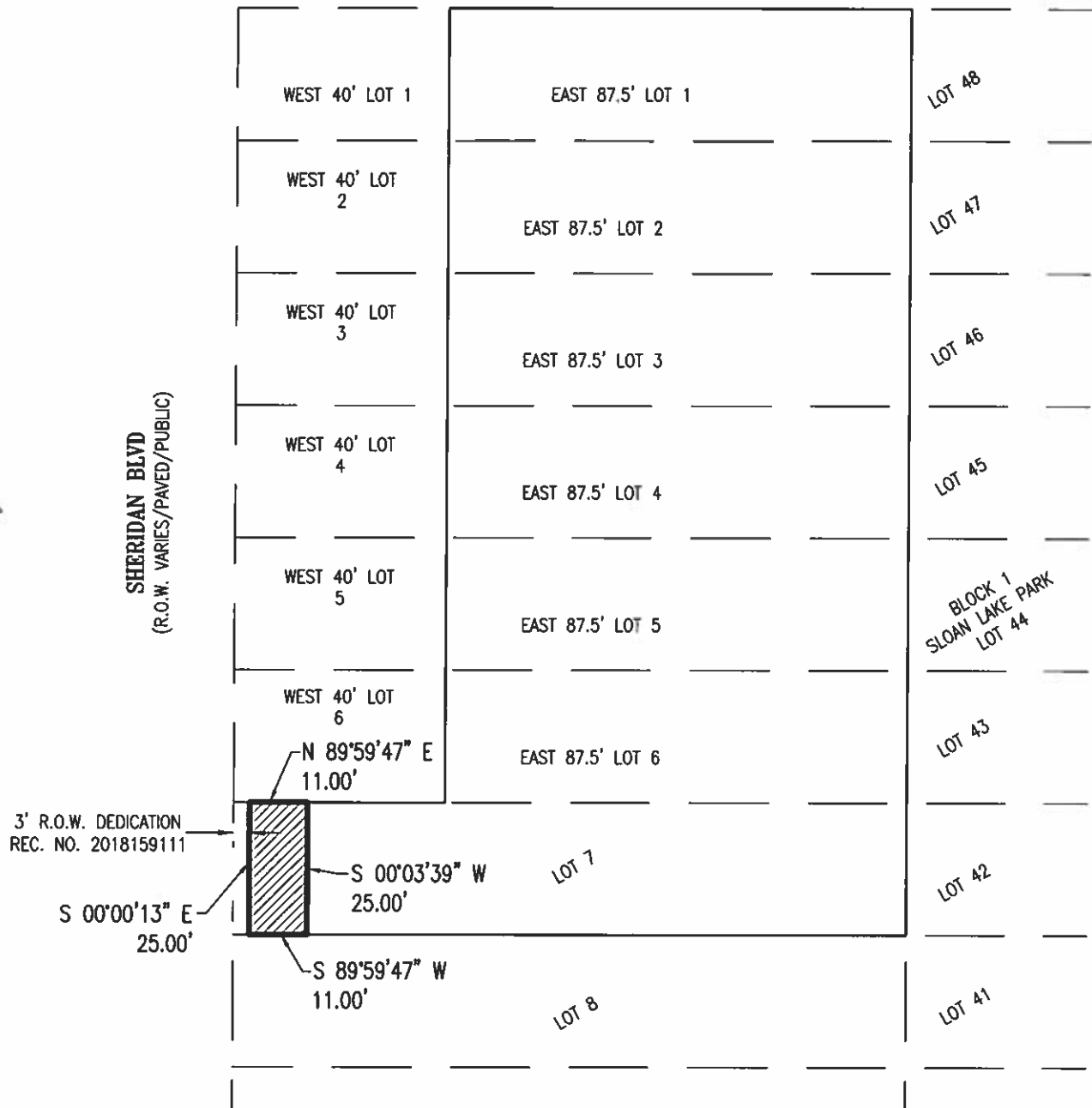
DRAWING BY: JRY
FILE NO. 20-152 11' ROW.DWG

DATE: 1/18/2021

EXHIBIT A
LAND DESCRIPTION
SHEET 2 OF 2

2020-PROJMSTR-0000581-ROW-001

W 26TH ST
 (60' R.O.W./PAVED/PUBLIC)



3' R.O.W. DEDICATION
 REC. NO. 2018159111

S 00°00'13" E
 25.00'

N 89°59'47" E
 11.00'

S 00°03'39" W
 25.00'

S 89°59'47" W
 11.00'

LOT 7

LOT 8

LOT 48

LOT 47

LOT 46

LOT 45

BLOCK 1
 SLOAN LAKE PARK
 LOT 44

LOT 43

LOT 42

LOT 41



SCALE: 1" = 30'



LEGEND

- ⊙ SET 1.25" YELLOW PLASTIC CAP OR 1" BRASS TAG STAMPED P.L.S. 37929
- ⊙ MONUMENT FOUND, AS NOTED
- FND FOUND
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT



Surveying Company, Inc.

Established 1948

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 THORNTON, COLORADO 80260

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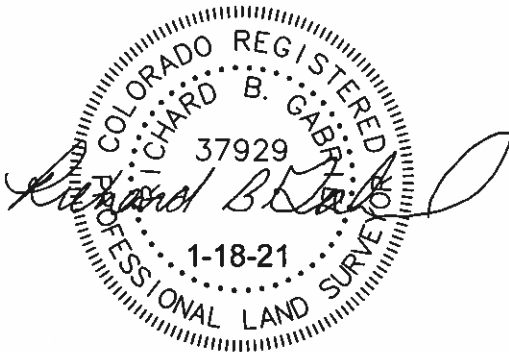
EXHIBIT A
LAND DESCRIPTION
SHEET 1 OF 2

2020-PROJMSTR-0000581-ROW-002

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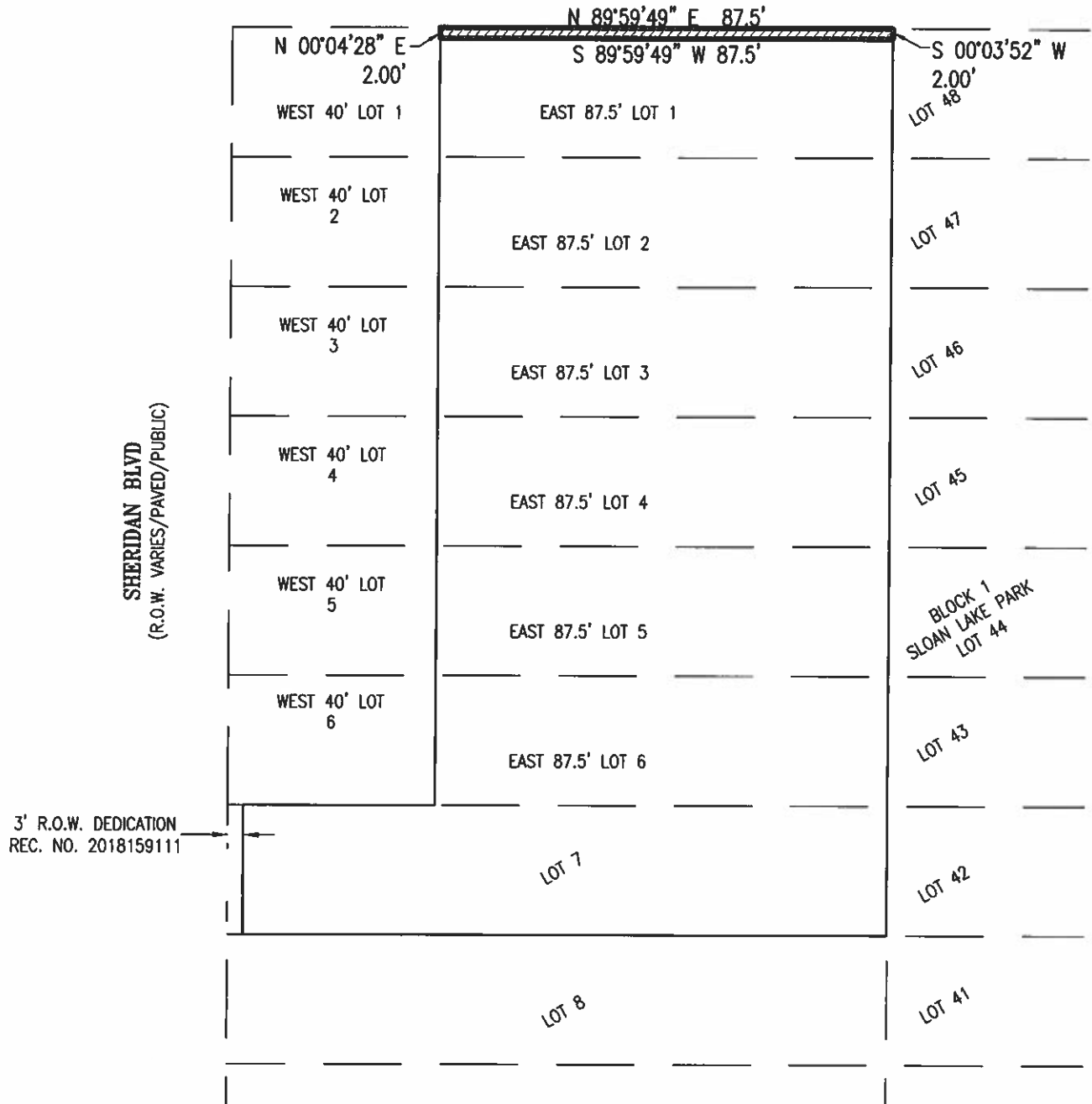
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LAND DESCRIPTION
SHEET 2 OF 2

2020-PROJMSTR-0000581-ROW-002

W 26TH ST
 (60' R.O.W./PAVED/PUBLIC)



3' R.O.W. DEDICATION
 REC. NO. 2018159111

SHERIDAN BLVD
 (R.O.W. VARIES/PAVED/PUBLIC)

BLOCK 1
 SLOAN LAKE PARK
 LOT 44



SCALE: 1" = 30'



0' 30' 60'

LEGEND

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