

**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:** May 1<sup>st</sup>, 2020

**ROW #:** 2019-DEDICATION-0000091 **SCHEDULE #:** adjacent to parcel 0232233003000

**TITLE:** This request is to dedicate a parcel of land as Public Right-of-Way as Public Alley, located at the intersection of N. Julian St and W. 20<sup>th</sup> Ave.

**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, '2028 Julian Units 1 & 2: Duplex and garages.'

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 # (2019-DEDICATION-0000091-001) 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, David Erickson  
DOTI, Manager's Office, Alba Castro  
DOTI, Manager's Office, Jason Gallardo  
DOTI, Director, Right-of-Way 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, Stan Lechman  
DOTI Survey, Jon Spirk  
DOTI Survey, Paul Rogalla  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2019-DEDICATION-0000091

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: May 1, 2020

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 parcel of land as Public Right-of-Way as Public Alley, located at the intersection of N. Julian St and W. 20th Ave.

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:** 720-913-4518
- **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, '2028 Julian Units 1 & 2: Duplex and garages.'

***\*\*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 20<sup>th</sup> Ave, N. Julian St., W. 21<sup>st</sup> Ave., and N. Irving St.
- d. **Affected Council District:** Amanda Sandoval, District # 1
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):**

7. **Is there any controversy surrounding this resolution?** (Groups or individuals who may have concerns about it?) **Please explain.**

None.

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To be completed by Mayor's Legislative Team:

SIRE Tracking Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

## EXECUTIVE SUMMARY

**Project Title:** 2019-DEDICATION-0000091

**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

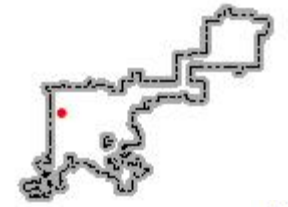
**Will land be dedicated to the City if the vacation goes through:** N/A

**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, '2028 Julian Units 1 & 2: Duplex and garages.'





## Legend

-  Streams
-  Irrigation Ditches Reconstructe  
Gardeners)
-  Irrigation Ditches
-  Streets
-  Alleys
- Railroads**
  -  Main
  -  Yard
  -  Spur
  -  Siding
  -  Interchange track
  -  Other
-  Bridges
-  Lakes
-  County Boundary
-  Parcels
-  Lots/Blocks
- Parks**
  -  All Other Parks; Linear
  -  Mountain Parks

145 0 72.5 145 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City and County of Denver

1:1,128

Map Generated 5/1/2020

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.

THIS IS NOT A LEGAL DOCUMENT.

A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 2nd day of March 2020, at Reception Number 2020030277 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, therein as:

The Southerly 3.00 feet of Lot 24, Block 19, Witter and Colfield's Subdivision of the Town of Highlands, situated in the Northwest Quarter of Section 32, Township 3 South, Range 68 West of the 6<sup>th</sup> Principle Meridian, City and County of Denver, State of Colorado being more particularly described as follows:

Containing 375 Square Feet, 0.009 Acres, more or less



03/02/2020 11:23 AM  
City & County of Denver

R \$0.00

WD

2020030277

Page: 1 of 4

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: 2019-Dedication-0000091  
Asset Mgmt No.: 20- 33

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 11<sup>TH</sup> day of February, 2020, by THE JULIAN PROJECT, LLC, a Colorado limited liability company, whose address is 19055 West 53rd Place, Golden, CO 80403, United States, 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:

**THE JULIAN PROJECT, LLC** a Colorado Limited Liability Company

By: Gerard DiManna

Name: Gerard DiManna

Its: \_\_\_\_\_

STATE OF Colorado )  
 ) ss.  
COUNTY OF Jefferson )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of February, 2020  
by Gerard DiManna, as manager of **THE JULIAN PROJECT, LLC** a  
Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: 06/20/2023



Izabell Orbach  
Notary Public





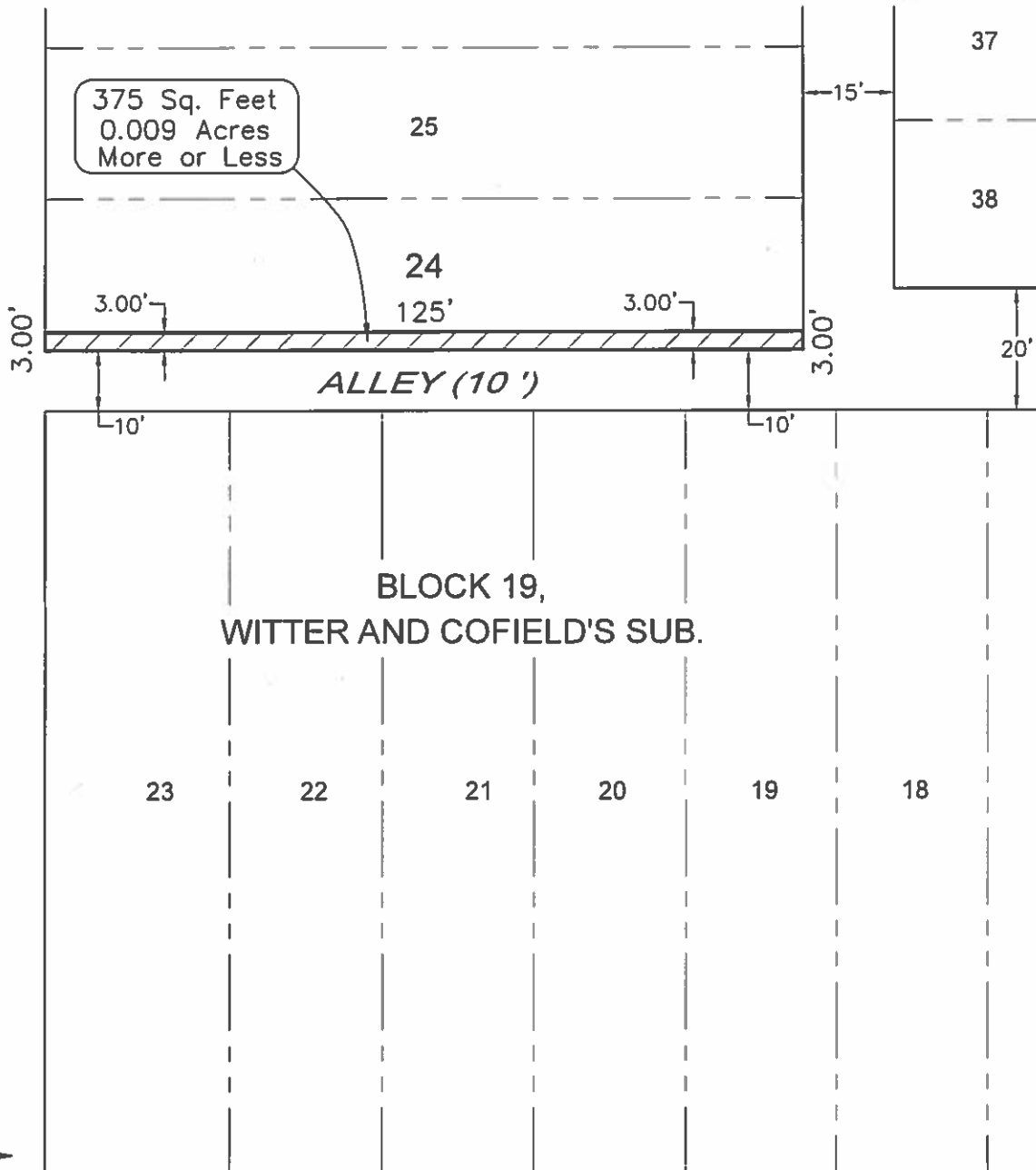
CBM SURVEYS, INC.  
LAND SURVEYING SERVICES

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

EXHIBIT - B  
SHEET 2 OF 2

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

JULIAN STREET (80' ROW)



20TH AVENUE

SCALE: 1" = 30'

SHEET 2 OF 2

CBM



SURVEYS

*Randy Fortuin*  
July 11, 2019  
Randy Fortuin, PLS 87263  
For and on Behalf of CBM Surveys, Inc.

APPROX. PROPERTY DESCRIPTION:

Sthly 3.00 feet of Lot 24, Block 19,  
Witter and Cofield's Subdivision  
of the Town of Highlands,  
City and County of Denver,  
State of Colorado.  
N.W. 1/4 32-T3S-R68W

ADDRESS:

2028  
Julian Street  
Denver, Colorado

DATE: July 11, 2019

DWG: 192521-DED.DWG



EXHIBIT - A  
SHEET 1 OF 2

PROPERTY DESCRIPTION  
(2028 Julian Street)

The Southerly 3.00 feet of Lot 24, Block 19, Witter and Colfield Subdivision of the Town of Highlands, situated in the Northwest Quarter of Section 32, Township 3 South, Range 68 West of the 6th Principle Meridian, City and County of Denver, State of Colorado.

Containing 375 Square Feet, 0.009 Acres, more or less

*Randy Fortuin*

Randy Fortuin, PLSO 27263

Date: July 11, 2019

Job No.: 19-2521

For and on Behalf of

CBM Surveys, Inc.

1418 South Addison Court

Aurora, Colorado

720-373-8376

cbmsurveys@comcast.net

