




**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:** January 29, 2024

**ROW #:** 2023-DEDICATION-0000132 **SCHEDULE #:** Adjacent to 0522736025000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by East Colorado Avenue, South Pearl Street, East Jewell Avenue, and South Pennsylvania 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 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, "1807 S Pearl 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 Public Alley. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000132-001) HERE.**

A map of the area to be dedicated is attached.

GB/BP/BVS

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Flor Alvidrez, District # 7  
Councilperson Aide, Semper Harkness  
City Council Staff, Luke Palmisano  
Environmental Services, Andrew Ross  
DOTI, Manager's Office, Alba Castro  
DOTI, Manager's Office, Nicholas Williams  
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, Janet Valdez  
DOTI Survey, Brian Pfohl  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder DES # 2023-DEDICATION-0000132

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

**CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV**

## ORDINANCE/RESOLUTION REQUEST

Please email requests to Nicholas Williams  
at [Nicholas.Williams@denvergov.org](mailto:Nicholas.Williams@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: January 29, 2024

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 East Colorado Avenue, South Pearl Street, East Jewell Avenue, and South Pennsylvania Street.

3. **Requesting Agency:** DOTI, Right-of-Way Services  
**Agency Section:** Survey

4. **Contact Person:** (With actual knowledge of proposed ordinance/resolution.)

- **Name:** Beverly J. Van Slyke
- **Phone:** 720-865-3125
- **Email:** [Beverly.VanSlyke@Denvergov.org](mailto:Beverly.VanSlyke@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:** Nicholas Williams
- **Phone:** 720-865-8709
- **Email:** [Nicholas.Williams@denvergov.org](mailto:Nicholas.Williams@denvergov.org)

6. **General description/background of proposed resolution including contract scope of work if applicable:** Proposing to scrape an existing structure and build a four-unit townhome. The developer was asked to dedicate a parcel as Public Alley.

**\*\*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 East Colorado Avenue, South Pearl Street, East Jewell Avenue, and South Pennsylvania 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-0000132

**Description of Proposed Project:** Proposing to scrape an existing structure and build a four-unit townhome. The developer was asked to dedicate a parcel 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

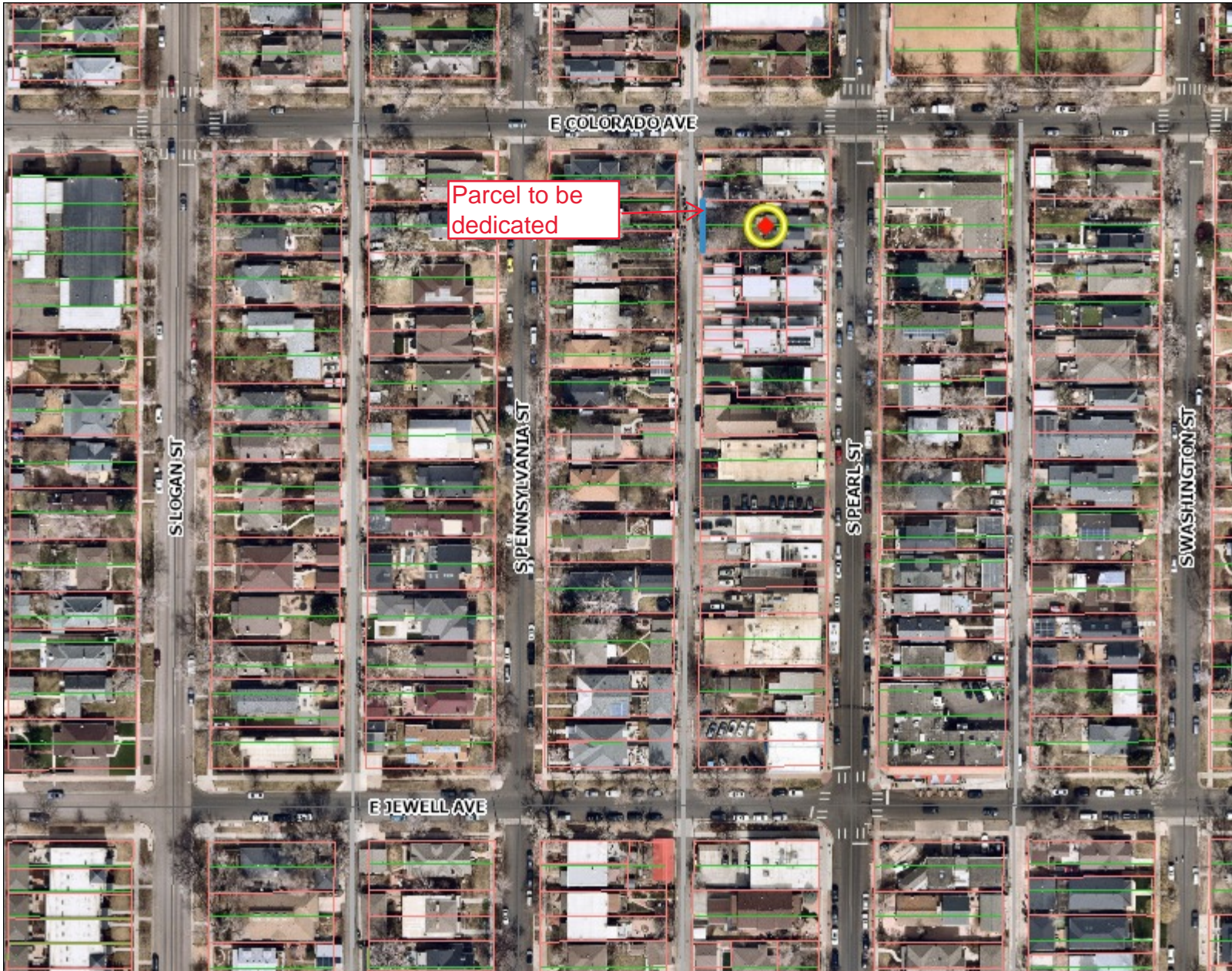
**Will land be dedicated to the City if the vacation goes through:** N/A

**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

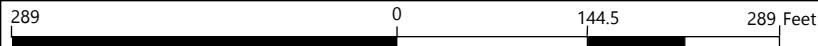
**Additional information:** This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Alley, as part of the development project called, "1807 S Pearl St."





### Legend

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



**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000132-001:**

**LEGAL DESCRIPTION – ALLEY PARCEL:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 16TH DAY OF JANUARY, 2024, AT RECEPTION NUMBER 2024003425 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A 2.00 FOOT WIDE PARCEL OF LAND LYING IN LOTS 45 AND 46, BLOCK 11, GRANT SUBDIVISION, IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND 3" BRASS CAP IN CONCRETE IN E. COLORADO AVE., ILLEGIBLE, FROM WHENCE THE RANGE LINE LYING IN SOUTH PEARL STREET BEARS S00°00'06"E TO THE FOUND CHISELED CROSS ON STONE IN DENVER RANGE BOX IN E. JEWELL AVE., A DISTANCE OF 670.13 FEET, SAID RANGE LINE BEING THE BASIS OF BEARINGS FOR THIS SURVEY; THENCE S 00°00'06"E COINCIDENT WITH THE RANGE LINE, A DISTANCE OF 70.01 FEET; THENCE DEPARTING SAID RANGE LINE S 89°24'04" W, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF LOT 46, BLOCK 11, GRANT SUBDIVISION; THENCE CONTINUING S 89°24'04" W COINCIDENT WITH THE NORTH LINE OF SAID LOT 46, A DISTANCE OF 123.64 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 2.00 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 46; THENCE S 00°00'06" E AND PARALLEL WITH THE WEST LINE OF SAID LOT 46, A DISTANCE OF 50.01 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 45, BLOCK 11, GRANT SUBDIVISION; THENCE S 89°24'04" W COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 2.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 45 AND A POINT ON THE EAST ALLEY LINE; THENCE N 00°00'06"W COINCIDENT WITH THE WEST LINE OF SAID LOTS 45 AND 46 AND SAID EAST ALLEY LINE, A DISTANCE OF 50.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 46; THENCE N 89°24'04" E COINCIDENT WITH THE NORTH LINE OF SAID LOT 46, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 100 SQ. FT. OR 0.0023 ACRES MORE OR LESS



01/16/2024 04:20 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  
Attn: Shannon Cruz  
Denver, Colorado 80202  
**Project Description: 2023-DEDICATION-0000132**  
**Asset Mgmt No.: 24-011**

## **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 9th day of January, 2024, by **CHERRY ON PEARL LLC**, a Colorado limited liability company, whose address is 12367 E. Cornell Avenue, Aurora, CO 80014, 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:

~~CHERRY ON PEARL LLC~~, a Colorado limited liability company

By: ~~\_\_\_\_\_~~

Name: Josh Cohen

Its: Manager

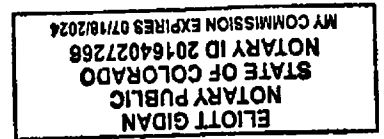
STATE OF CO )  
COUNTY OF Arapahoe ) ss.

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of January, 2024  
by Joshua Cohen, as manager of CHERRY ON PEARL LLC, a  
Colorado limited liability company.

Witness my hand and official seal.

My commission expires:

7/18/24  
[Signature]  
Notary Public



# EXHIBIT

2022-PROJMSTR-0000034-ROW

**A PARCEL OF LAND LOCATED IN LOTS 45 AND 46, BLOCK 11,  
GRANT SUBDIVISION, IN THE SOUTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO**

**LAND DESCRIPTION:**

A 2.00 FOOT WIDE PARCEL OF LAND LYING IN LOTS 45 AND 46, BLOCK 11, GRANT SUBDIVISION, IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND 3" BRASS CAP IN CONCRETE IN E. COLORADO AVE., ILLEGIBLE, FROM WHENCE THE RANGE LINE LYING IN SOUTH PEARL STREET BEARS S00°00'06"E TO THE FOUND CHISELED CROSS ON STONE IN DENVER RANGE BOX IN E. JEWELL AVE. A DISTANCE OF 670.13 FEET, SAID RANGE LINE BEING THE BASIS OF BEARINGS FOR THIS SURVEY; THENCE S 00°00'06"E COINCIDENT WITH THE RANGE LINE, A DISTANCE OF 70.01 FEET; THENCE DEPARTING SAID RANGE LINE S 89°24'04" W, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF LOT 46, BLOCK 11, GRANT SUBDIVISION; THENCE CONTINUING S 89°24'04" W COINCIDENT WITH THE NORTH LINE OF SAID LOT 46, A DISTANCE OF 123.64 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 2.00 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 46; THENCE S 00°00'06"E AND PARALLEL WITH THE WEST LINE OF SAID LOT 46, A DISTANCE OF 50.01 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 45, BLOCK 11, GRANT SUBDIVISION; THENCE S 89°24'04" W COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 2.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 45 AND A POINT ON THE EAST ALLEY LINE; THENCE N 00°00'06"W COINCIDENT WITH THE WEST LINE OF SAID LOTS 45 AND 46 AND SAID EAST ALLEY LINE, A DISTANCE OF 50.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 46; THENCE N 89°24'04" E COINCIDENT WITH THE NORTH LINE OF SAID LOT 46, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.


PARCEL CONTAINS 100 SQ. FT. OR 0.0023 ACRES MORE OR LESS

AS SHOWN HEREON SHEET 2 AND MADE A PART OF



Joseph W. Stice, III  
Registered Professional Land Surveyor  
 No. 36072  
 State of Colorado  
 License expires 7/19/23

d:\projects\timberline\_surveying\timberline-2022\_archives\22006-a\pearl-st-22006-conveyance.dwg

<b>DATE</b>	<b>REVISIONS</b>	<b>PROJECT</b> 1807 S PEARL ST <b>DRAWING</b> TL-22006-CONVEYANCE DWG <b>CLIENT:</b> PROJECT MANAGER AD DRAWN BY KSS CHECKED BY JWS	<b>CUSTOM MAPPING AND LAND SURVEYING</b> P.O. BOX 271882 LITTLETON COLORADO 80127 303-871-0835 TIMBERLINESURVEYING@GMAIL.COM	 <b>TIMBERLINE BOUNDARY AND SURVEYING</b>	<b>SHEET NUMBER</b> 1 <b>PROJECT No.</b> 22006 <hr/> 1 OF 2
03/31/23	ISSUED FOR REVIEW				
10/18/23	REVIEW COMMENTS ADDRESSED				



# EXHIBIT

2022-PROJMSTR-0000034-ROW

A PARCEL OF LAND LOCATED IN LOTS 45 AND 46, BLOCK 11, GRANT SUBDIVISION, IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

## E COLORADO AVENUE

FND 3" BRASS CAP  
IN CONCRETE, ILLEGIBLE

POC

20' RL

16' ALLEY

LOT 48

LOT 47

S 00°00'06" E 70.01'

N 89°24'04" E 2.00'

S 89°24'04" W 123.64'

S 89°24'04" W 40.00'

N 00°00'06" W 50.01'

S 00°00'06" E 50.01'

POB

LOT 46

LOT 45

S 89°24'04" W 2.00'

2.00' PARCEL  
100 S.F.  
0.0023 ACRES

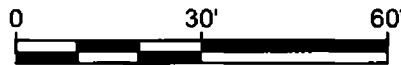
20' RL

S PEARL ST

S 00°00'06" E 670.13' (M)  
(BASIS OF BEARINGS)

FND CHISELED CROSS  
ON STONE IN DENVER  
RANGE BOX

BLOCK 11  
GRANT  
SUBDIVISION



SCALE: 1" = 30'

## E JEWELL AVENUE

d:\projects\timberline\surveying\timberline-2022\archive\ut-22-006-s-pearl-st-isp-topo\ls-22006-conveyance.dwg

DATE	REVISIONS
03/31/23	ISSUED FOR REVIEW
10/16/23	REVIEW COMMENTS ADDRESSED

PROJECT	1807 PEARL ST
DRAWN	TL-22006-CONVEYANCE DWG
CLIENT	
PROJECT MANAGER	AD
DRAWN BY	KSS
CHECKED BY	JMS

CUSTOM MAPPING AND LAND SURVEYING  
 P.O. BOX 271982  
 LITTLETON, COLORADO 80127  
 303-971-0888  
 TIMBERLINESURVEYING@GMAIL.COM



TIMBERLINE  
BOUNDARY AND SURVEYING

SHEET NUMBER	2
PROJECT No.	22006
2 OF 2	