



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: April 9, 2024

ROW #: 2023-DEDICATION-00000113 **SCHEDULE #:** Adjacent to 0231313011000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by North Vrain Street, West Colfax Avenue, North Winona Court, and West 16th Avenue.

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, "1569-1571 Vrain 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-0000113-001) HERE.

A map of the area to be dedicated is attached.

GB/Ts /BV

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Jamie Torres District # 3
Councilperson Aide Daisy Rocha Vasquez
Councilperson Aide, Angelina Gurule
Councilperson Aide, Ayn Tougaard Slavis
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, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Tom Savich
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2023-DEDICATION-0000113

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

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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: April 9, 2024

Please mark one: Bill Request or Resolution Request

1. Type of Request:

- Contract/Grant Agreement Intergovernmental Agreement (IGA) Rezoning/Text Amendment
 Dedication/Vacation Appropriation/Supplemental DRMC Change
 Other:

2. **Title:** Dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by North Vrain Street, West Colfax Avenue, North Winona Court, and West 16th Avenue.

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: Barbara Valdez	Name: Nicholas Williams
Email: Barbara.Valdez@denvergov.org	Email: Nicholas.Williams@denvergov.org

5. **General description or background of proposed request. Attach executive summary if more space needed:** Proposing to scrape off existing single-family residence and build a new duplex. The developer was asked to dedicate a parcel of land as Public Alley.

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

7. **City Council District:** Jamie Torres, District #3

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: 2023-DEDICATION-0000113

Description of Proposed Project: Proposing to scrape off existing single-family residence and build a new duplex. The developer was asked to dedicate a parcel of land 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, "1569-1571 Vrain St."



Legend

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

289 0 144.5 289 Feet

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000113-001:

LEGAL DESCRIPTION – ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF MARCH, 2024, AT RECEPTION NUMBER 2024017871 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING PART OF LOTS 41 AND 42, BLOCK 15, SLOAN LAKE SUBDIVISION, LOCATED IN THE SW ¼ OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 42; THENCE SOUTH ALONG THE WEST LINE OF SAID LOTS 41 AND 42, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 41; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 41, A DISTANCE OF 3.00 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID LOTS, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 42; THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 150 SQUARE FEET MORE OR LESS.



03/04/2024 03:10 PM

R \$0.00

D \$0.00

City & County of Denver

WD

Electronically Recorded

After signing, return to:
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Division of Real Estate
Denver, Colorado 80202

Project Description: 2023-DEDICATION-0000113
Asset Mgmt No.: 24-048

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 23rd day of January 2024, by **MAG BUILDERS INC**, a Colorado Corporation, whose address is 2750 S. Broadway, Englewood, CO 80113, 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.

2023PM174-ROW

Exhibit "A"Land Description
Sheet 1 of 2

A parcel of land being part of Lots 41 and 42, Block 15, Sloan Lake Subdivision, located in the SW 1/4 of Section 31, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, and being more particularly described as follows:

Beginning at the Northwest corner of said Lot 42; Thence South along the West line of said Lots 41 and 42, a distance of 50.00 feet to the Southwest corner of said Lot 41; Thence East along the South line of said Lot 41, a distance of 3.00 feet; Thence North and parallel with the West line of said Lots, a distance of 50.00 feet to a point on the North line of said Lot 42; Thence West along said North line, a distance of 3.00 feet to the Point of Beginning.

Said described parcel contains 150 square feet more or less.

I, Richard E. Heinz, a Professional Land Surveyor, Registered in the State of Colorado, do hereby certify that the above legal descriptions was prepared by me or under my direct supervision.



Richard E. Heinz
State of Colorado Professional Land Surveyor No. 16116
For and on behalf of AAA Surveying Land Consultants, LLC

AAA SURVEYING LAND CONSULTANTS, LLC

P.O. BOX 2016 ELIZABETH, CO 80107
303-519-7015/FAX 303-940-4927

JOB NO. 23-1571

DATE: 4/20/2023 REV: 8/8/2023

PROPERTY ADDRESS: 1571 VRAIN ST.

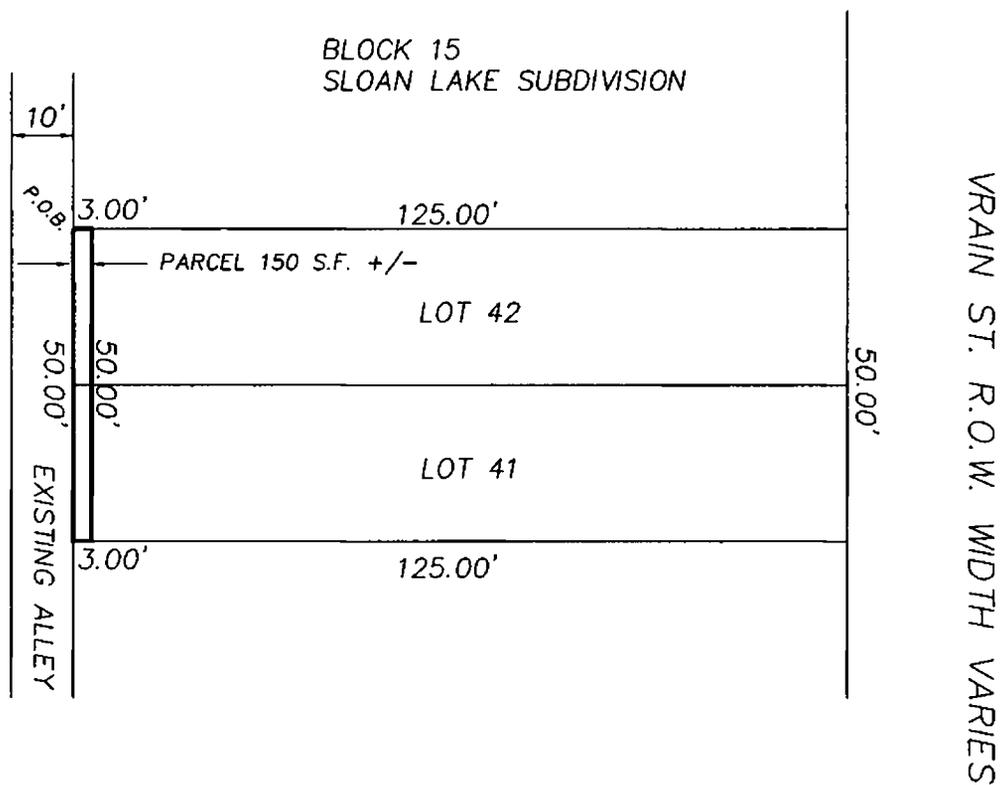
2023PM174-ROW

ILLUSTRATION FOR "EXHIBIT A"

SHEET 2 OF 2



Scale 1" = 30'



AAA SURVEYING LAND CONSULTANTS, LLC.
 PROFESSIONAL LAND SURVEYORS
 P.O. BOX 2016 ELIZABETH, CO 80107
 303-519-7015/FAX 303-940-4927

ILLUSTRATION FOR EXHIBIT A

A PARCEL OF LAND SITUATED IN THE SOUTHWEST
 QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68
 WEST OF THE 6TH P.M.
 CITY AND COUNTY OF DENVER,
 STATE OF COLORADO