


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 23, 2024

ROW #: 2023-DEDICATION-0000178 **SCHEDULE #:** Adjacent to 0506614014000

TITLE: This request is to dedicate two City-owned parcels of land as 1) North Winona Court, located at the intersection of North Winona Court and West 9th Avenue, and 2) West 9th Avenue, located at the intersection of North Winona Court and West 9th 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 1) North Winona Court, and 2) West 9th 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, “890 & 894 N Winona Ct.”

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 Winona Court, and 2) West 9th Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000178-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/DS/BVS

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, Janet Valdez
DOTI Survey, Dana Sperling
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2023-DEDICATION-0000178

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 Nicholas Williams
at 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 23, 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 two City-owned parcels of land as 1) North Winona Court, located at the intersection of North Winona Court and West 9th Avenue, and 2) West 9th Avenue, located at the intersection of North Winona Court and West 9th Avenue.

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

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

6. **General description/background of proposed resolution including contract scope of work if applicable:** New construction of a duplex located at the corner of North Winona Court and East 9th Avenue, 890 and 894 North Winona Court. The developer was asked to dedicate two parcels of land as 1) North Winona Court, and 2) West 9th 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 North Winona Court and West 9th Avenue
- d. **Affected Council District:** Jamie Torres, District #3
- 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-0000178

Description of Proposed Project: New construction of a duplex located at the corner of North Winona Court and East 9th Avenue, 890 and 894 North Winona Court. The developer was asked to dedicate two parcels of land as 1) North Winona Court, and 2) West 9th 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 Winona Court, and 2) West 9th Avenue.

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

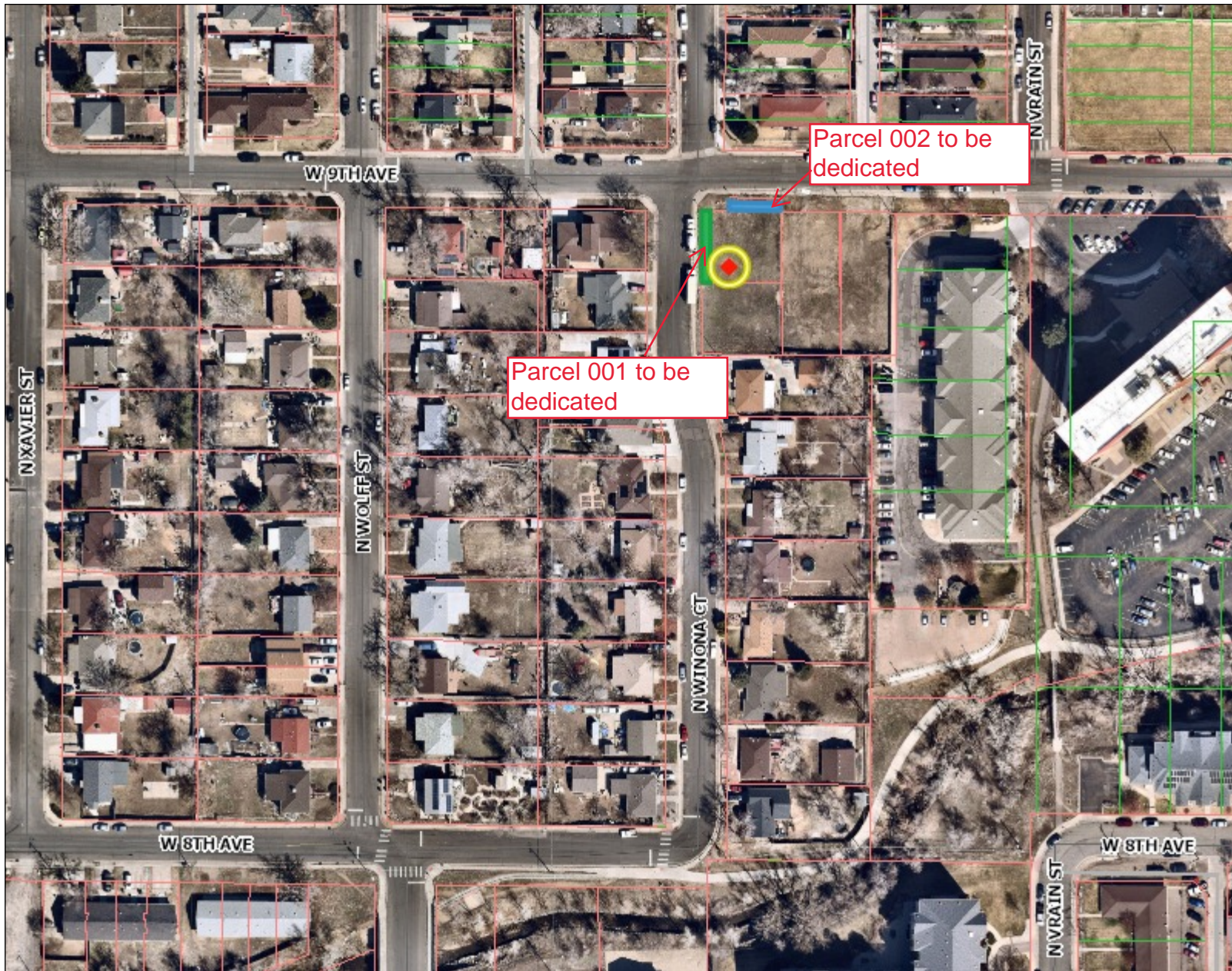
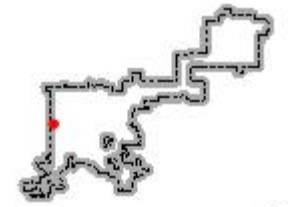
What is the known duration of a MEP: N/A

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

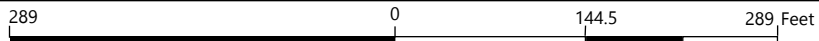
Will an easement be placed over a vacated area, and if so explain: N/A

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 Winona Court, and 2) West 9th Avenue, as part of the development project called, "890 & 894 N Winona Ct."



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



PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000178-001:

LAND DESCRIPTION – STREET PARCEL 1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF DECEMBER, 2023, AT RECEPTION NUMBER 2023115653 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEING A PORTION OF A PARCEL DESCRIBED AND CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 21, 2022 AT RECEPTION No. 2022038098, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A PARCEL DESCRIBED AND CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 21, 2022 AT RECEPTION No. 2022037923;

THENCE ALONG THE EAST LINE OF SAID PARCEL, NORTH 00°00'00" WEST, 70.50 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED AND CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 21, 2022 AT RECEPTION No. 2022038098; THENCE ALONG THE SOUTH LINE OF SAID PARCEL, NORTH 89°13'31" WEST, 71.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. CONTINUING NORTH 89°13'31" WEST, 9.00 FEET TO A POINT;
2. NORTH 00°00'00" EAST, 70.50 FEET TO A POINT;
3. SOUTH 89°13'31" EAST, 9.00 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY, SOUTH 00°00'00" WEST, 70.50 FEET TO THE POINT OF BEGINNING.

Containing 634 Square Feet or 0.014 Acres of land, more or less.

BASIS OF BEARINGS

North 00°00'00" West, a distance of 160.00 feet, being the bearing of a direct inverse between the Southeast corner of a parcel of land described and conveyed in that certain warranty deed recorded March 21, 2022 at Reception #2022037923 (marked by a found 1-1/4" diameter red plastic cap, PLS 16828) and a 5' witness corner to the Northeast corner of a parcel of land described and conveyed in that certain warranty deed recorded March 21, 2022 at Reception #2022038098 (marked by a found chiseled + in concrete)

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000178-002:

LAND DESCRIPTION – STREET PARCEL 2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF DECEMBER, 2023, AT RECEPTION NUMBER 2023115653 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEING A PORTION OF A PARCEL DESCRIBED AND CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 21, 2022 AT RECEPTION No. 2022038098, LYING

WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A PARCEL DESCRIBED AND CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 21, 2022 AT RECEPTION No. 2022037923;

THENCE ALONG THE EAST LINE OF SAID PARCEL, NORTH 00°00'00" WEST, 70.50 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED AND CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 21, 2022 AT RECEPTION No. 2022038098; THENCE ALONG THE EAST LINE OF SAID PARCEL, CONTINUING NORTH 00°00'00" WEST, 77.25 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID EAST LINE, NORTH 89°13'31" WEST, 50.00 FEET TO A POINT ON THE BOUNDARY OF SAID PARCEL;

THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°00'00" EAST, 7.25 FEET TO A POINT;
2. SOUTH 89°13'31" EAST, 50.00 FEET TO A POINT;
3. SOUTH 00°00'00" EAST, 7.25 FEET TO THE POINT OF BEGINNING.

Containing 362 Square Feet or 0.008 Acres of land, more or less.

BASIS OF BEARINGS

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12/11/2023 10:45 AM
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
Denver, Colorado 80202
Project Description: 2023-DEDICATION-0000178
Asset Mgmt No.: 23-292

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 16th day of November, 2023, by **BEDROCK PROPERTY GROUP, LLC**, a Colorado limited liability company, whose address is 100 Steele Street #510, Denver, CO 80206, 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:

BEDROCK PROPERTY GROUP, LLC, a Colorado limited liability company,

By: Owner

Name: Ramzi Azzam

Its: _____



FA

who acknowledged themselves to be

Hashemite Kingdom of Jordan)
City of Amman) ss.
Embassy of The United States of America

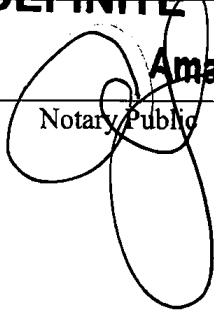
The foregoing instrument was acknowledged before me this 16 NOV 2023, 2023

by Ramzi H. Azzam, as Owner of BEDROCK PROPERTY GROUP, LLC, a Colorado limited liability company.

FA
11/16/23

Witness my hand and official seal.

My commission expires: INDEFINITE



Amanda S. Tollefson
Notary Public Consular Officer
Amman, Jordan

EXHIBIT A Land Description sheet 1 of 4

PARCEL 1 DESCRIPTION

BEING A PORTION OF A PARCEL DESCRIBED AND CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 21, 2022 AT RECEPTION No. 2022038098, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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2. NORTH 00°00'00" EAST, 70.50 FEET TO A POINT;
3. SOUTH 89°13'31" EAST, 9.00 FEET TO A POINT;

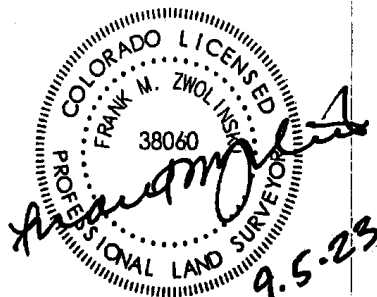
THENCE LEAVING SAID BOUNDARY, SOUTH 00°00'00" WEST, 70.50 FEET TO THE POINT OF BEGINNING.

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End of Legal Description.



Frank M. Zwolinski, P.L.S.
Colorado License #38060
For and on behalf of Power Surveying Company, Inc.
303-702-1617

POWERTM
Surveying Company, Inc.
Established 1948
6811 BROADWAY
DENVER, CO 80221
TEL: 303-702-1617
FAX: 303-702-1498
WWW.POWER-SURVEYING.COM

DRAWING BY: FMZ DATE: 5-03-2023
PROJECT NO: 501-23-102

EXHIBIT-A

2023-PROJMSTR-0000216-ROW

Exhibit of Land Description sheet 2 of 4

West 9th Avenue

NW COR OF LOT 14 OF
SMEDLEY'S SUBDIVISION

Public Right-of-Way
(width varies)

FOUND CUT + IN CONCRETE
(ACCEPTED AS 5.00' OFFSETS)

FOUND CUT + IN
CONCRETE (ACCEPTED
AS 2.75' OFFSET)

S89°13'31"E 9.00'

45'

N. Winona Court
Public Right-of-Way (width varies)

N00°00'00"E 70.50'

S00°00'00"W 70.50'

890 Winona Court
Warranty Deed at Rec. #2022038098

POINT OF BEGINNING
PARCEL 1

N89°13'31"W 71.00'

FOUND 1-1/4" DIAM.
RED PLASTIC CAP,
PLS 16828

N89°13'31"W 9.00'

N00°00'00"W 160.00'(M)
(BASIS OF BEARINGS)

4666 W. 9th Ave.
Parcel Reconfig. at Rec. #2023016063

Lot 14 of
Smedley's Subdivision

880 Winona Court
Warranty Deed at Rec. #2022037923

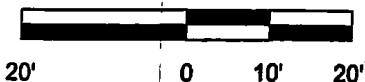
70.50'

FOUND CUT + IN
CONCRETE (ACCEPTED
AS 2.75' OFFSET)

POINT OF COMMENCEMENT
FOUND 1-1/4" DIAM. RED
PLASTIC CAP, PLS 16828



SCALE: 1" = 20'



8911 BROADWAY
Denver, CO 80221

PH: 303-762-1817
FAX: 303-762-1488
www.powerurveying.com

DRAWING BY: FMZ
PROJECT NO.;

DATE: 5-03-2023
501-23-102

EXHIBIT A
Land Description
sheet 3 of 4

2023-PROJMSTR-0000216-ROW

PARCEL 2 DESCRIPTION

BEING A PORITON OF A PARCEL DESCRIBED AND CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 21, 2022 AT RECEPTION No. 2022038098, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES:

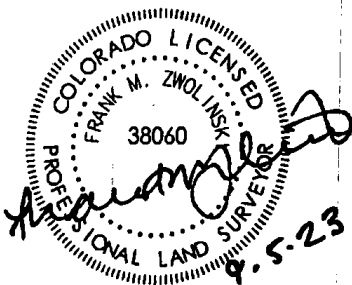
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2. SOUTH 89°13'31" EAST, 50.00 FEET TO A POINT;
3. SOUTH 00°00'00" EAST, 7.25 FEET TO THE POINT OF BEGINNING.

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End of Legal Description.



Frank M. Zwolinski, P.L.S.
Colorado License #38060
For and on behalf of Power Surveying Company, Inc.
303-702-1617


 <small>5911 BROADWAY Denver, CO 80231</small>	<small>Established 1948</small> <small>PH. 303-702-1617</small> <small>FAX. 303-702-1486</small> <small>www.powersurveying.com</small>
	DRAWING BY: FMZ DATE: 5-03-2023 PROJECT NO. 501-23-102

EXHIBIT A

2023-PROJMSTR-0000216-ROW

Exhibit of Land Description sheet 4 of 4

West 9th Avenue

NW COR OF LOT 14 OF
SMEDLEY'S SUBDIVISION

FOUND CUT + IN
CONCRETE (ACCEPTED
AS 2.75' OFFSET)

N00°00'00"E 7.25'

Public Right-of-Way
(width varies)

FOUND CUT + IN CONCRETE
(ACCEPTED AS 5.00' OFFSETS)

S00°00'00"E 7.25'

S89°13'31"E 50.00'

16'

N89°13'31"W 50.00'

POINT OF BEGINNING
PARCEL 2

45'

N. Winona Court
Public Right-of-Way (width varies)

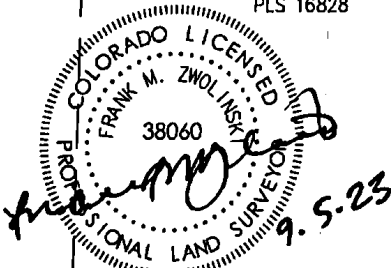
890 Winona Court
Warranty Deed at Rec. #2022038098

77.25'

N00°00'00"W 160.00'(W)
(BASIS OF BEARINGS)

4666 W. 9th Ave.
Parcel Reconfig. at Rec. #2023016063

FOUND 1-1/4" DIAM.
RED PLASTIC CAP,
PLS 16828



*Lot 14 of
Smedley's subdivision*

880 Winona Court
Warranty Deed at Rec. #2022037923

70.50'

FOUND CUT + IN
CONCRETE (ACCEPTED
AS 2.75' OFFSET)

POINT OF COMMENCEMENT
FOUND 1-1/4" DIAM. RED
PLASTIC CAP, PLS 16828



SCALE: 1" = 40'



40' 0 20' 40'



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