




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: February 28, 2025

ROW #: 2024-DEDICATION-0000115 **SCHEDULE #:** Adjacent to 0508117003000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as West Short Place, located at the intersection of West Short Place and North Decatur 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 West Short Place. 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, "2803 W Short Pl."

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 West Short Place. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2024-DEDICATION-0000115-001) HERE.

A map of the area to be dedicated is attached.

GB/DS/LRA

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, Director, Right-of-Way Services, Glen Blackburn
Department of Law, Johna Varty
Department of Law, Martin Plate
Department of Law, Brad Beck
Department of Law, Matthew Mulbarger
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Dana Sperling
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2024-DEDICATION-0000115

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

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

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: February 28, 2025

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 a City-owned parcel of land as Public Right-of-Way as West Short Place, located at the intersection of West Short Place and North Decatur Street.

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: Lisa R. Ayala	Name: Alaina McWhorter
Email: Lisa.ayala@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

Proposing to scrape-off single-family structure and build a new townhome. The developer was asked to dedicate a parcel of land as West Short Place.

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: 2024-DEDICATION-0000115

Description of Proposed Project: Proposing to scrape-off single-family structure and build a new townhome. The developer was asked to dedicate a parcel of land as West Short Place.

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 West Short Place.

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

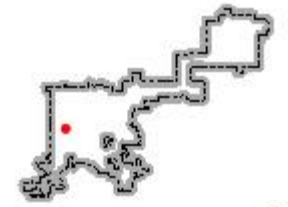
What is the known duration of a MEP: N/A

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 West Short Place, as part of the development project called, "2803 W Short Pl."



Legend

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



200 0 100 200 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:1,560

Map Generated 2/25/2025

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.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000115-001:

LEGAL DESCRIPTION – STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 13TH DAY OF DECEMBER, 2024, AT RECEPTION NUMBER 2024115305 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 29 AND 30, BLOCK 1, BURNS BOULEVARD ADDITION, BEING LOCATED IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 10 FEET OF LOTS 29 AND 30, BLOCK 1, BURNS BOULEVARD ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

AS-SURVEYED ACREAGE CONTAINING: 510 SQ. FT. / 0.112 ACRES, MORE OR LESS.



2024115305

Page: 1 of 4

12/13/2024 01:25 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
Denver, Colorado 80202
Project Description: 2024-DEDICATION-0000115
Asset Mgmt No.: 24-235

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 30th day of August, 2024, by **GIKO DEVELOPMENT LLC**, a Colorado limited liability company, whose address is 1895 Vine Street Unit 104, 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:

GIKO DEVELOPMENT LLC, a Colorado limited liability company

By: GIKO Development LLC

Name: YAROSLAV KOVALENKO

Its: Member

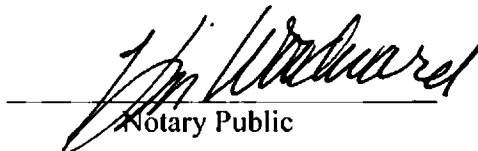


STATE OF Colorado)
COUNTY OF Summit) ss.

The foregoing instrument was acknowledged before me this 30 day of August, 2024
by Yaroslav Kovalenko, as member of **GIKO DEVELOPMENT LLC**, a
Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 10-19-2024


Notary Public

KIM MICHELE WOODWARD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204038506
MY COMMISSION EXPIRES 10/19/2024

2023-PROJMSTR-0000074-ROW

EXHIBIT A

SHEET 1 OF 2

LAND DESCRIPTION:

A PORTION OF LOTS 29 AND 30, BLOCK 1, BURNS BOULEVARD ADDITION, BEING LOCATED IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 10 FEET OF LOTS 29 AND 30, BLOCK 1, BURNS BOULEVARD ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

AS-SURVEYED ACREAGE CONTAINING: 510 SQ. FT. / 0.112 ACRES, MORE OR LESS.

Prepared for and on Behalf of
CobbFendley and Associates
8585 Concord Center Drive
Building 1, Suite 300,
Englewood, CO 80112
Ph: 720.216.1922

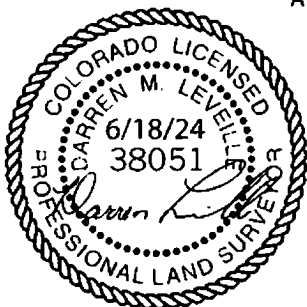


Darren Leveille, PLS 38051

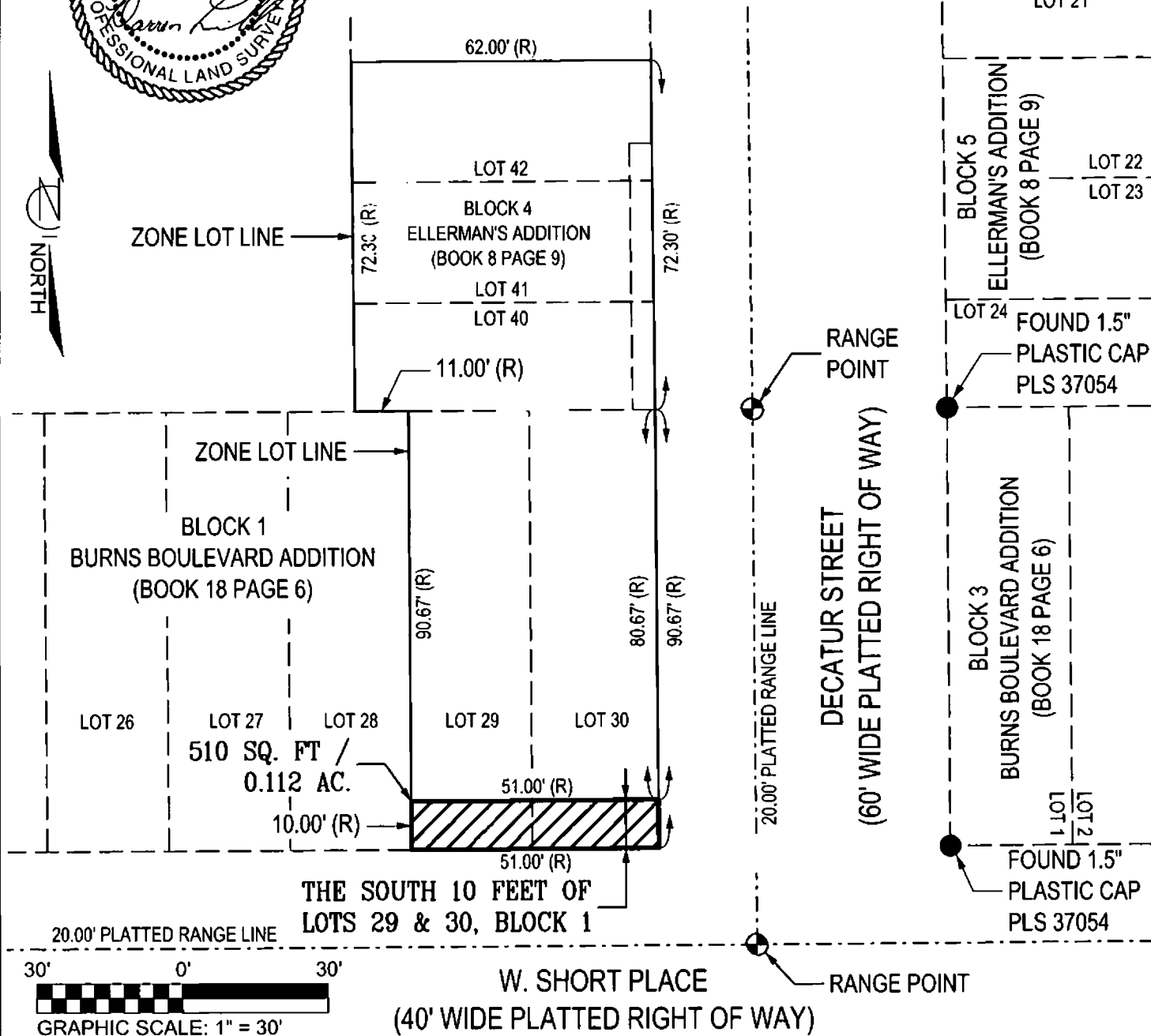
(R) = BURNS BOULEVARD ADDITION
(ENG. BOOK 18, PAGE 6.)

EXHIBIT "A"

2023-PROJMSTR-0000074-ROW



A PORTION OF LOTS 29 AND 30, BLOCK 1, BURNS BOULEVARD ADDITION,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.
LOCATED IN THE NORTHEAST 1/4 OF SECTION 8,
TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO



COBBFENDLEY PROJECT NO.

CLIENT PROJECT NO. SHORT PLACE

REVISION DESCRIPTION

DRAWN BY: OML DATE: 02/25/24 SCALE: 1" = 30'



8585 CONCORD CENTER DRIVE
BUILDING 1, SUITE 300
ENGLEWOOD, CO 80112

720.216.1922 | fax 720.787.4804 | www.cobbfendley.com

~LAND DESCRIPTION~

A PORTION OF LOTS 29 AND 30, BLOCK 1, BURNS BOULEVARD ADDITION,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.
LOCATED IN THE NORTHEAST 1/4 OF SECTION 8,
TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

REVISION: DRAWING NO.

SHEET NO.

2 OF 2