


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: August 14, 2023

ROW #: 2022-DEDICATION-0000093 **SCHEDULE #:** Adjacent to 1) 0630214001000
and 2) 0630214001000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) East Warren Avenue, located at the intersection of East Warren Avenue and South Albion Street, and 2) South Albion Street, located at the intersection of South Albion Street and East Warren 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) East Warren Avenue, and 2) South Albion Street. 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, "4100 E Warren Ave."

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) East Warren Avenue, and 2) South Albion Street. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2022-DEDICATION-0000093-001, 002) HERE.

A map of the area to be dedicated is attached.

MB/BP/LRA

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Diana Romero Campbell District # 4
Councilperson Aide, Andrew Brooks
Councilperson Aide, Macy Conant
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Manager's Office, Jason Gallardo
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, Joann Tristani
DOTI Survey, Brian Pfohl
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2022-DEDICATION-0000093

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 Jason Gallardo
at 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: August 14, 2023

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 Public Right-of-Way as 1) East Warren Avenue, located at the intersection of East Warren Avenue and South Albion Street, and 2) South Albion Street, located at the intersection of South Albion Street and East Warren Avenue.

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

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

- **Name:** Lisa R. Ayala
- **Phone:** 720-865-3112
- **Email:** Lisa.ayala@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

6. **General description/background of proposed resolution including contract scope of work if applicable:** Proposing to scrape existing building and build a 12-unit residential multiplex. The developer has been asked to dedicate two parcels of land as 1) East Warren Avenue, and 2) South Albion Street.

****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:** At the intersection of East Warren Avenue, and South Albion Street
- d. **Affected Council District:** Diana Romero Campbell, District # 4
- 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: 2022-DEDICATION-0000093

Description of Proposed Project: Proposing to scrape existing building and build a 12-unit residential multiplex. The developer has been asked to dedicate two parcels of land as 1) East Warren Avenue, and 2) South Albion Street.

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) East Warren Avenue, and 2) South Albion Street.

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

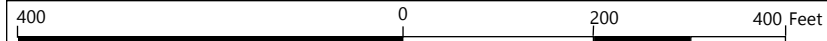
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) East Warren Avenue, and 2) South Albion Street, as part of a development project called, "4100 E Warren Ave."



Legend

- Streets
- Alleys
- ▭ County Boundary
- ▭ Parcels



PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000093-001:

LAND DESCRIPTION – STREET PARCEL NO. 1

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF JULY, 2023, AT RECEPTION NUMBER 2023070601 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 102, WARREN'S UNIVERSITY HEIGHTS, SECOND FILING, LOCATED WITHIN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 1.00 FOOT OF SAID LOT 1.

CONTAINING ± 124 SQUARE FEET OR ±0.003 ACRES OF LAND, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000093-002:

LAND DESCRIPTION – STREET PARCEL NO. 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF JULY, 2023, AT RECEPTION NUMBER 2023070601 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF LOTS 1 THROUGH 3 INCLUSIVE, BLOCK 102, WARREN'S UNIVERSITY HEIGHTS, SECOND FILING, LOCATED WITHIN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 1.00 FOOT OF SAID LOTS 1 THROUGH 3 INCLUSIVE, EXCEPTING THE NORTH 1.00 FOOT THEREOF.

CONTAINING ±14 SQUARE FEET OR ±0.002 ACRES OF LAND, MORE OR LESS.



07/28/2023 09:13 AM
City & County of Denver
Electronically Recorded

R \$28.00

WD

D \$0.00

After signing, return to:
Division of Real Estate
Attn: Yohanna Harrison
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: 2022-DEDICATION-0000093
Asset Mgmt No.: _____

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 27 day of July, 2023, by **RED LODGE RENTALS LLC**, a Colorado limited liability company, whose address is 1040 S. Gaylord Street, Suite 50, Denver, CO 80209, 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:

RED LODGE RENTALS LLC, a Colorado limited liability company

By: *Enrico Cacciorni*

Name: ENRICO CACCIORNI

Its: Manager

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 27th day of July, 2023
by Enrico Cacciorni, as Manager of RED LODGE RENTALS LLC, a
Colorado limited liability company.

Witness my hand and official seal.

My commission expires: _____

Ludwilla Onog
Notary Public

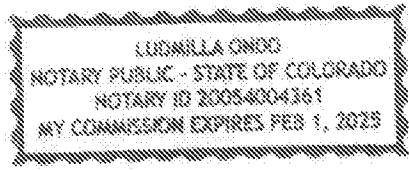


EXHIBIT A
LAND DESCRIPTION
SHEET 1 OF 2

2022-PROJMSTR-0000093-ROW

PARCEL 1:

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 102, WARREN'S UNIVERSITY HEIGHTS, SECOND FILING, LOCATED WITHIN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 1.00 FOOT OF SAID LOT 1.

CONTAINING ± 124 SQUARE FEET OR ± 0.003 ACRES OF LAND, MORE OR LESS.

PARCEL 2:

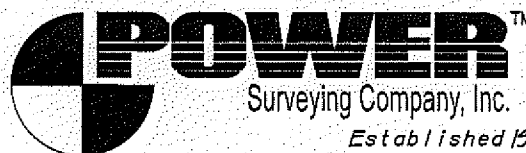
A PARCEL OF LAND BEING A PORTION OF LOTS 1 THROUGH 3 INCLUSIVE, BLOCK 102, WARREN'S UNIVERSITY HEIGHTS, SECOND FILING, LOCATED WITHIN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 1.00 FOOT OF SAID LOTS 1 THROUGH 3 INCLUSIVE, EXCEPTING THE NORTH 1.00 FOOT THEREOF.

CONTAINING ± 74 SQUARE FEET OR ± 0.002 ACRES OF LAND, MORE OR LESS.



Richard B. Gabriel, P.L.S.
Colorado License #37929
For and on behalf of Power Surveying Company, Inc.
303-702-1617



6911 BROADWAY,
DENVER, CO 80221

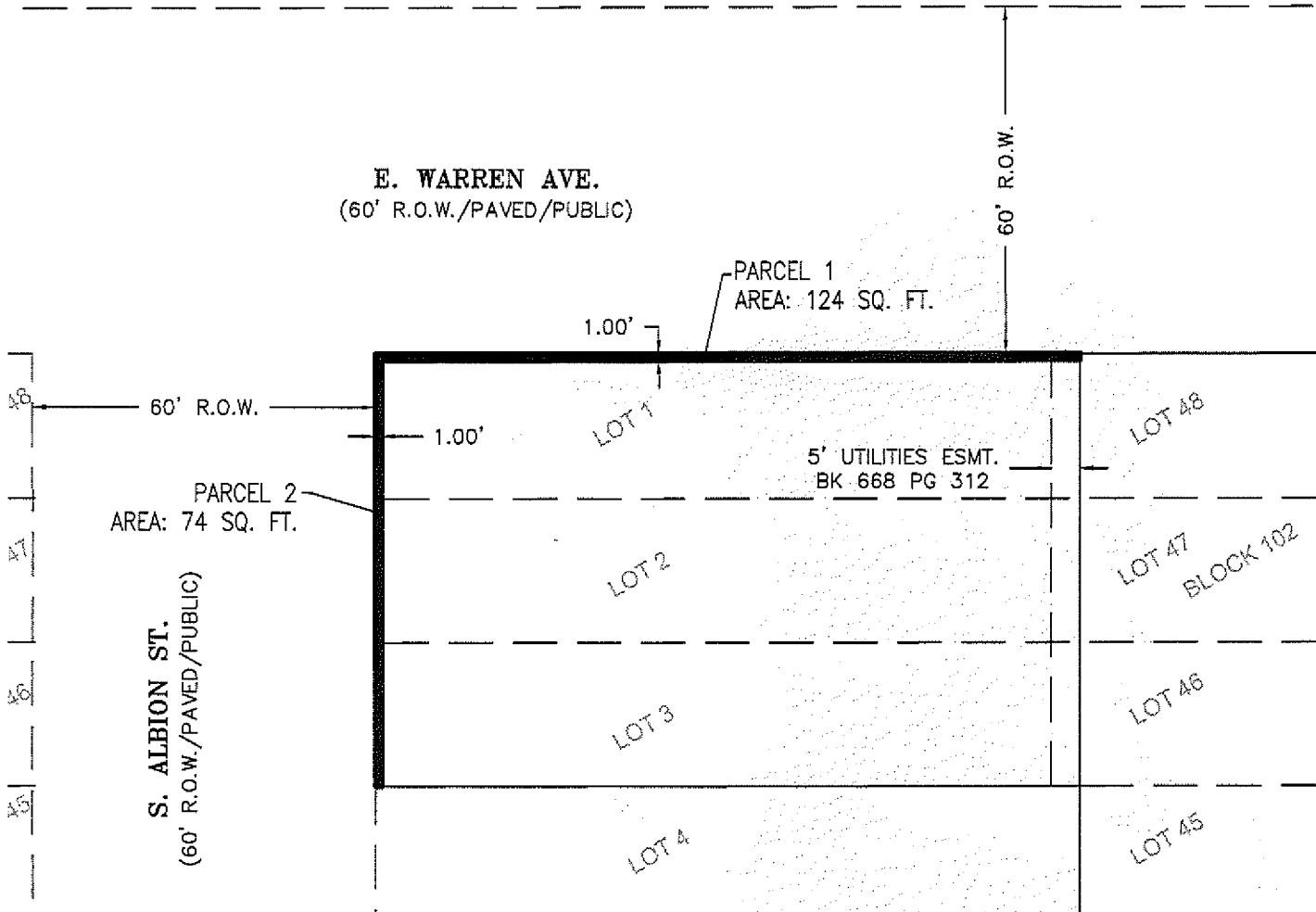
PH. 303-702-1617
FAX. 303-702-1488
WWW.POWERSURVEYING.COM

DRAWING BY: JRY
FILE NO. 21-268 RD.DWG

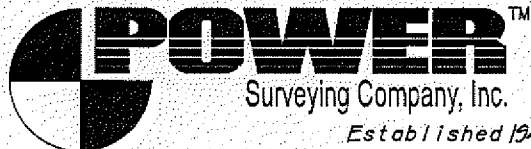
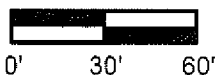
DATE: 8/02/2022

EXHIBIT A
EXHIBIT OF LAND DESCRIPTION
SHEET 2 OF 2

2022-PROJMSTR-0000093-ROW



SCALE: 1" = 30'



6811 BROADWAY,
DENVER, CO 80221

PH. 303-702-1617
FAX. 303-702-1488
WWW.POWERSURVEYING.COM

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FILE NO. 21-268 RD.DWG

DATE: 8/02/2022