


REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Ivone Avila-Ponce, City Attorney's Office

FROM: Glen D. Blackburn, P.E., Deputy Director, Right-of-Way Services

DATE: May 16, 2023 

ROW #: 2022-DEDICATION-0000104 **SCHEDULE #:** Adjacent to 0527219009000

TITLE: This request is to dedicate three City-owned parcels of land as 1) S. Delaware St., located near the intersection of S. Delaware St. and W. Iliff Ave., 2) Public Alley, bounded by W. Iliff Ave., S. Cherokee St., W. Warren Ave., and S. Delaware St., and 3) W. Iliff Ave., near the intersection of W. Iliff Ave. and S. Delaware St.

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) S. Delaware St., 2) Public Alley, and 3) W. Iliff Ave. 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, "2292 S. Delaware 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 1) S. Delaware St., 2) Public Alley, and 3) W. Iliff Ave. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2022-DEDICATION-0000104-001, 002, 003) HERE.

A map of the area to be dedicated is attached.

MB/BP/DG

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Jolon Clark District # 7
Councilperson Aide, Tate Carpenter
Councilperson Aide, Iris Tan
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Manager's Office, Jason Gallardo
DOTI, Deputy 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-0000104

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: May 16, 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 three City-owned parcels of land as 1) S. Delaware St., located near the intersection of S. Delaware St. and W. Iliff Ave., 2) Public Alley, bounded by W. Iliff Ave., S. Cherokee St., W. Warren Ave., and S. Delaware St., and 3) W. Iliff Ave., near the intersection of W. Iliff Ave. and S. Delaware St.

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

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

- **Name:** Dalila Gutierrez
- **Phone:** 720-865-3207
- **Email:** Dalila.gutierrez@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:** Demolition of existing structure in lots 22 thru 24 and reconfigure parcel and build two 5-unit townhomes called, "2292 S. Delaware St." The developer was asked to dedicate three parcels as 1) S. Delaware St., 2) Public Alley, and 3) W. Iliff Ave.

****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 W. Iliff Ave., S. Cherokee St., W. Warren Ave., and S. Delaware St.,
- d. **Affected Council District:** Jolon Clark 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: 2022-DEDICATION-0000104

Description of Proposed Project: Demolition of existing structure in lots 22 thru 24 and reconfigure parcel and build two 5-unit townhomes called, "2292 S. Delaware St." The developer was asked to dedicate three parcels as 1) S. Delaware St., 2) Public Alley, and 3) W. Iliff Ave.

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) S. Delaware St., 2) Public Alley, and 3) W. Iliff Ave.

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) S. Delaware St., 2) Public Alley, and 3) W. Iliff Ave., as part of a development project called, "2292 S Delaware St."



- ### Legend
- ▲ Well Restrictions
 - Barrier Restrictions
 - Area Restrictions
 - Liner
 - Sheet Pile Wall Area
 - Streams
 - Irrigation Ditches Reconstruct (Gardeners)
 - Irrigation Ditches
 - Streets
 - Alleys
 - Railroads
 - Main
 - Yard
 - Spur
 - Siding
 - Interchange track
 - Other
 - Bridges
 - Rail Transit Stations
 - Existing
 - Planned
 - ▲ Park-N-Ride Locations
 - Lakes
 - County Boundary
 - Parcels
 - Lots/Blocks
 - Parks
 - All Other Parks; Linear
 - Mountain Parks

289 0 144.5 289 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:2,257

Map Generated 5/16/2023

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. 2022-DEDICATION-0000104-001

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 9TH DAY OF MAY, 2023, AT RECEPTION NUMBER 2023042396 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE WEST 2.00 FEET OF LOTS 22, 23, AND 24, BLOCK 13, ROSEDALE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 150 SQUARE FEET OR 0.003 ACRES MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000104-002

LAND DESCRIPTION – ALLEY PARCEL NO. 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF MAY, 2023, AT RECEPTION NUMBER 2023042396 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE EAST 2.00 FEET OF LOTS 22, 23, AND 24, BLOCK 13, ROSEDALE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 150 SQUARE FEET OR 0.003 ACRES MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000104-003

LAND DESCRIPTION – STREET PARCEL NO. 3

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF MAY, 2023, AT RECEPTION NUMBER 2023042396 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE SOUTH 1.50 FEET, EXCEPT THE EAST 2.00 FEET AND THE WEST 2.00 FEET, OF LOT 24, BLOCK 13, ROSEDALE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 182 SQUARE FEET OR 0.004 ACRES MORE OR LESS.

Return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: 2022-DEDICATION-0000104
Asset Mgmt No.: 23-074

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 9th day of MAY, 2023, by **DARRYN T. MCLAUGHLAN**, having a principal address of 1553 Jackson Street, 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.



05/09/2023 02:21 PM
City & County of Denver

R \$0.00

WD

2023042396

Page: 1 of 4
D \$0.00

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

ATTEST:

DARRYN T. MCLAUGHLAN

By: [Signature]

Printed Name: DARRYN MCLAUGHLAN

STATE OF Colorado) 27410 S. Colorado Blvd
) ss. Denver, CO 80222
COUNTY OF Denver)

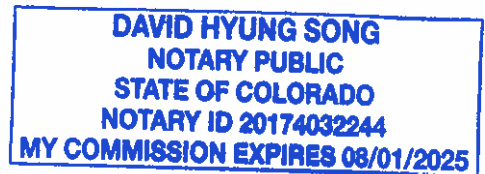
The foregoing instrument was acknowledged before me this 9th day of May, 2023
by Darryn T. McLaughlan, as Grantor of City and County of Denver,

Witness my hand and official seal.

My commission expires: Aug 1, 2025

[Signature]

Notary Public



"EXHIBIT- A"**LAND DESCRIPTION PARCEL I**

THE WEST 2.00 FEET OF LOTS 22, 23, AND 24, BLOCK 13, ROSEDALE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 150 SQUARE FEET OR 0.003 ACRES MORE OR LESS.

LAND DESCRIPTION PARCEL II

THE EAST 2.00 FEET OF LOTS 22, 23, AND 24, BLOCK 13, ROSEDALE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 150 SQUARE FEET OR 0.003 ACRES MORE OR LESS.

LAND DESCRIPTION PARCEL III

THE SOUTH 1.50 FEET, EXCEPT THE EAST 2.00 FEET AND THE WEST 2.00 FEET, OF LOT 24, BLOCK 13, ROSEDALE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 182 SQUARE FEET OR 0.004 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, JASON SCYOC, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE DIRECTLY UNDER MY SUPERVISION, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

DATE OF PLAT OR MAP: 3/14/2023

JASON SCYOC, PLS 38497
FOR AND ON BEHALF OF
DOWNTOWN DESIGN SERVICES INC.

**2292 S. DELAWARE ST.**

A PARCEL OF LAND LOCATED IN NORTH WEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.

LOTS 22, 23 AND 24 BLOCK 13, ROSEDALE
CITY AND COUNTY OF DENVER, STATE OF COLORADO

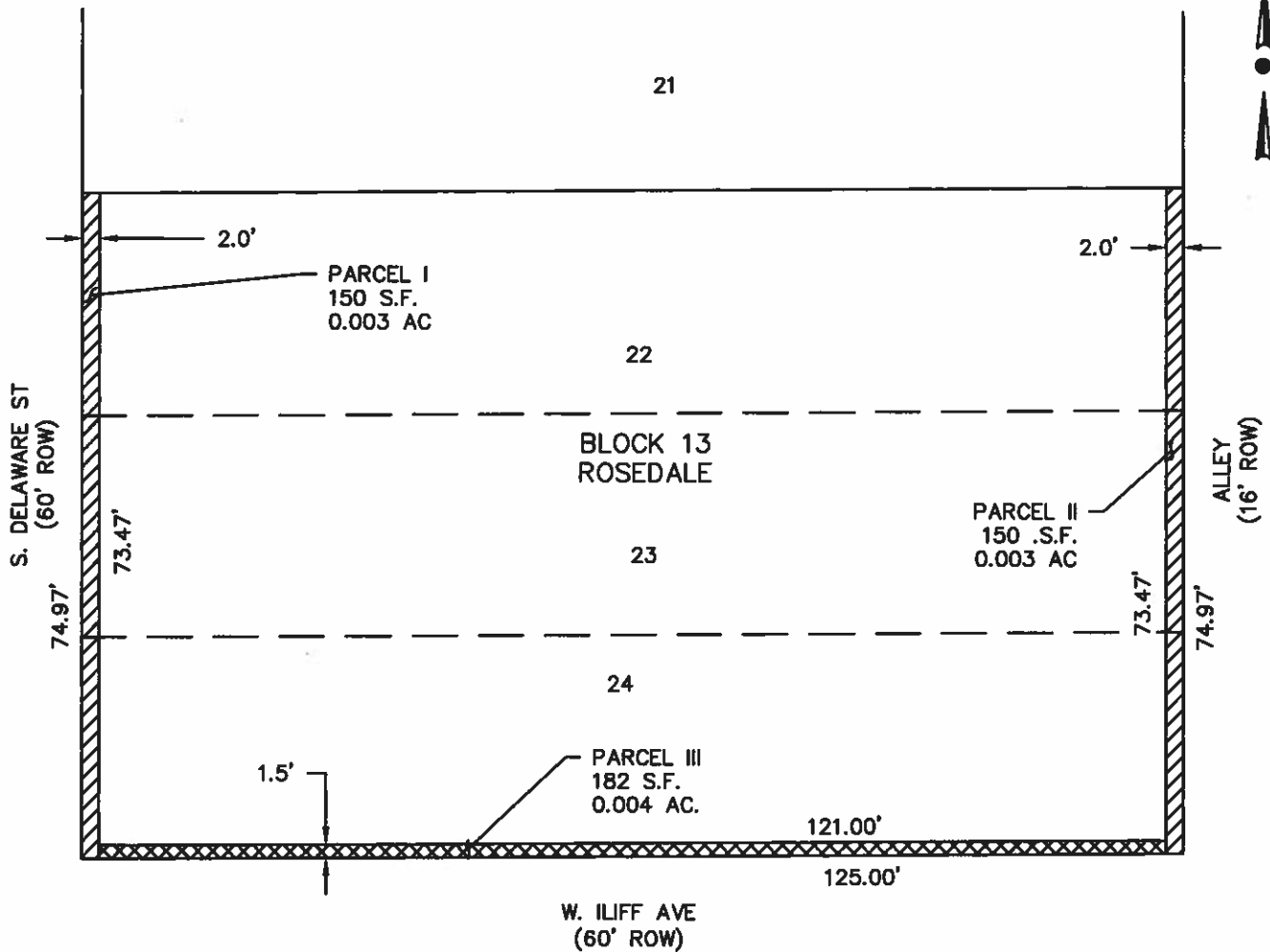
SURVEY DATE: 12-28-2017

SHEET 1 OF 2

REVISED: 3-14-2023

DRAWN BY: JSS

"EXHIBIT- A"
ILLUSTRATION



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FOR AND ON BEHALF OF
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2292 S. DELAWARE ST.

A PARCEL OF LAND LOCATED IN NORTH WEST QUARTER OF
SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.

LOTS 22, 23 AND 24 BLOCK 13, ROSEDALE
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SURVEY DATE: 12-28-2017

SHEET 2 OF 2

REVISED: 3-14-2023

DRAWN BY: JSS