


**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 17, 2023 

**ROW #:** 2023-DEDICATION-0000002 **SCHEDULE #:** Adjacent to 0503914022000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by N. Grant St., E. 7<sup>th</sup> Ave., N. Logan St., and E. 8<sup>th</sup> Ave.

**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, "720 Grant Street."

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-0000002-001 ) HERE.**

A map of the area to be dedicated is attached.

MB/BP/LRA

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Chris Hinds District # 10  
Councilperson Aide, Haley Clark  
Councilperson Aide, Shelly Oren  
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 2023-DEDICATION-0000002

City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services  
201 W. Colfax Ave. | Denver, CO 80215  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
Phone: 720-913-1311

## ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo  
at [Jason.Gallardo@DenverGov.org](mailto: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 17, 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 a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by N. Grant St., E. 7th Ave., N. Logan St., and E. 8th Ave.

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](mailto: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](mailto:Jason.Gallardo@denvergov.org)

6. **General description/background of proposed resolution including contract scope of work if applicable:** Proposing to build a new multi-family apartment complex on an existing parking lot. The developer was asked to dedicate a parcel of land as Public Alley.

***\*\*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 N. Grant St., E. 7th Ave., N. Logan St., and E. 8th Ave.
- d. **Affected Council District:** Chris Hinds District # 10
- 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-0000002

**Description of Proposed Project:** Proposing to build a new multi-family apartment complex on an existing parking lot. 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

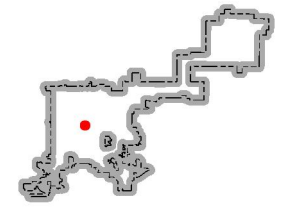
**Will land be dedicated to the City if the vacation goes through:** N/A

**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 a development project called, "720 Grant Street."





Alley parcel to be dedicated

## 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

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000002-001:**

**DESCRIPTION – ALLEY PARCEL**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 12TH DAY OF MAY, 2023, AT RECEPTION NUMBER 2023043615 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 15-19 IN BLOCK 20, ARLINGTON HEIGHTS ADDITION TO DENVER SUBDIVISION LYING IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 3, TOWNSHIP 4 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 SOUTHEAST CORNER OF SAID LOT 19, BLOCK 20, WHENCE THE DENVER RANGE POINT AT 7<sup>TH</sup> AVE AND GRANT ST., BEARS S58°37'10"W, 228.89 FEET;

THENCE, N89°48'30"W ALONG THE SOUTH LINE OF SAID LOT 19, 2.00 FEET TO A POINT 2.00 FEET WEST OF THE EAST LINE OF SAID LOT 19;

THENCE N00°11'17"E PARALLEL WITH THE EAST LINE OF SAID LOTS 15-19, 124.93 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 15.

THENCE S89°47'57"E, ALONG THE NORTH LINE OF SAID LOT 15, 2.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 15

THENCE S00°11'17"W, ALONG THE EAST LINE OF SAID LOTS 15-19, 124.93 TO THE POINT OF BEGINNING.

CONTAINING 250 SQUARE FEET OR 0.006 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON A 20' RANGE LINE ON 7<sup>TH</sup> AVE BETWEEN GRANT ST. AND LOGAN ST., BEING S89°46'47"E USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT THE WEST ON GRANT ST. BY A FOUND RANGE POINT IN RANGE BOX BEING A 1.5 YELLOW PLASTIC CAP PLS 26606. AND MONUMENTED AT THE EAST AT LOGAN ST. BY A FOUND RANGE POINT IN RANGE BOX BEING A 1.5 YELLOW PLASTIC CAP PLS 26606





05/12/2023 02:10 PM  
City & County of Denver

R \$0.00

WD

2023043615

Page: 1 of 4

D \$0.00

Return to:  
Division of Real Estate  
City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Denver, Colorado 80202  
Project Description: 2023-DEDICATION-0000002  
Asset Mgmt No.: 23-075

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 3 day of May, 2023, by 720 GRANT ST., a Colorado limited liability company, having a principal address of 2700 S. Broadway Ste. 200, 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.

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

ATTEST:

720 GRANT ST., a Colorado limited liability company

By: [Signature]

Name: Paul Books

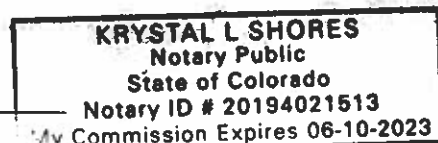
Its: Authorized Signer

STATE OF CO )  
 ) ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 3 day of May, 2023  
by Paul Books, as Authorized Signer of 720 Grant St., an  
Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 06-10-23



[Signature]  
Notary Public

**EXHIBIT A**  
**LAND DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF LOTS 15-19 IN BLOCK 20, ARLINGTON HEIGHTS ADDITION TO DENVER SUBDIVISION LYING IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 3, TOWNSHIP 4 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 SOUTHEAST CORNER OF SAID LOT 19, BLOCK 20, WHENCE THE DENVER RANGE POINT AT 7<sup>TH</sup> AVE AND GRANT ST., BEARS S58°37'10"W, 228.89 FEET;

THENCE, N89°48'30"W ALONG THE SOUTH LINE OF SAID LOT 19, 2.00 FEET TO A POINT 2.00 FEET WEST OF THE EAST LINE OF SAID LOT 19;

THENCE N00°11'17"E PARALLEL WITH THE EAST LINE OF SAID LOTS 15-19, 124.93 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 15.

THENCE S89°47'57"E, ALONG THE NORTH LINE OF SAID LOT 15, 2.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 15

THENCE S00°11'17"W, ALONG THE EAST LINE OF SAID LOTS 15-19, 124.93 TO THE POINT OF BEGINNING.

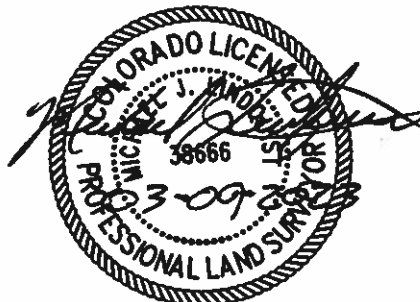
CONTAINING 250 SQUARE FEET OR 0.006 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON A 20' RANGE LINE ON 7<sup>TH</sup> AVE BETWEEN GRANT ST. AND LOGAN ST., BEING S89°46'47"E USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT THE WEST ON GRANT ST. BY A FOUND RANGE POINT IN RANGE BOX BEING A 1.5 YELLOW PLASTIC CAP PLS 26606. AND MONUMENTED AT THE EAST AT LOGAN ST. BY A FOUND RANGE POINT IN RANGE BOX BEING A 1.5 YELLOW PLASTIC CAP PLS 26606

**LAND DESCRIPTION STATEMENT:**

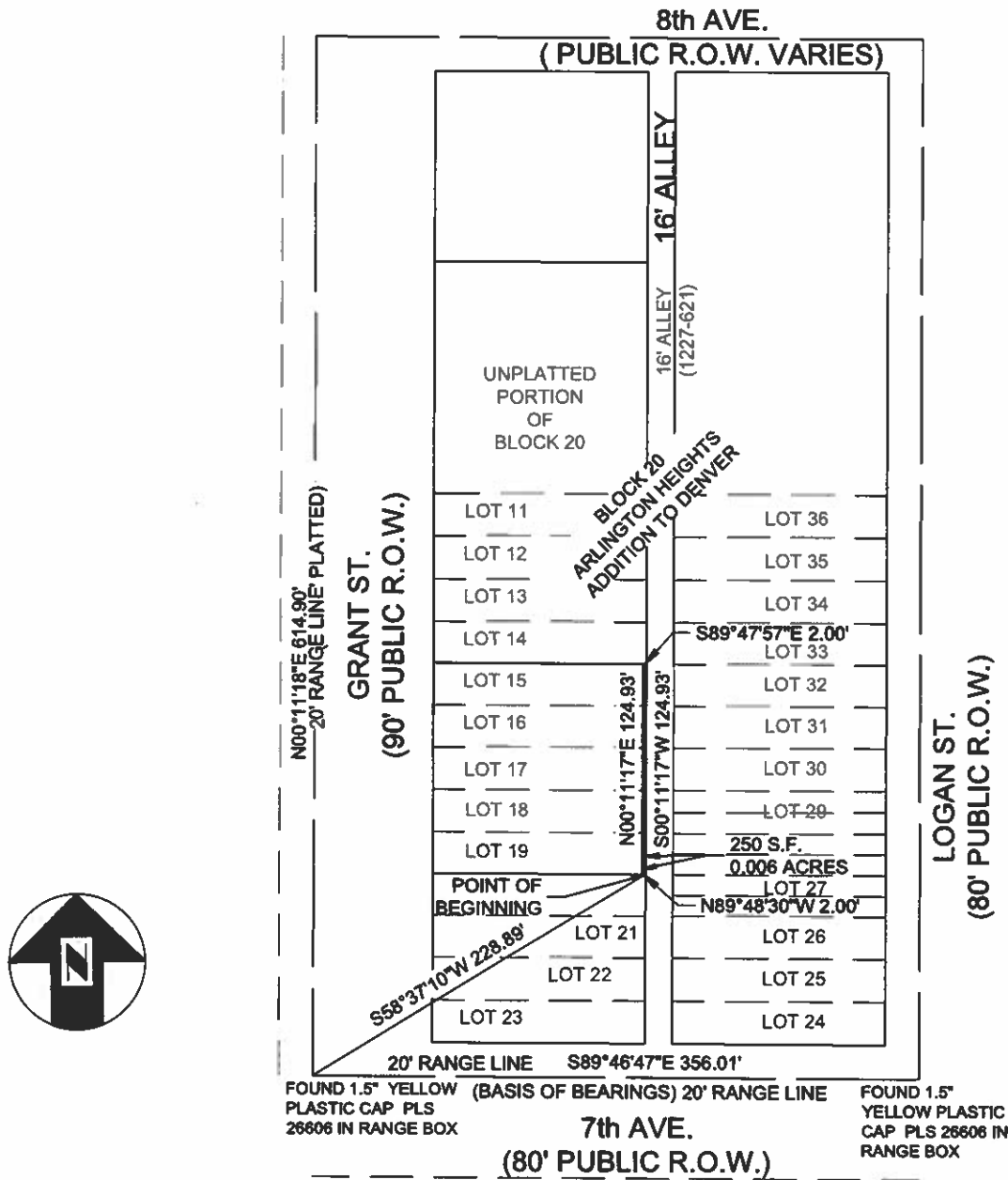
I, MICHAEL J. LINDQUIST, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

MICHAEL J. LINDQUIST, COLORADO PLS 38666  
WILSON & COMPANY  
990 S. BROADWAY, SUITE 220  
DENVER, CO 80209  
MJLINDQUIST@WILSONCO.COM  
PH 303-501-1247





## EXHIBIT A



BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON A 20' RANGE LINE ON GRANT STREET BETWEEN 7TH AVE. AND 7TH AVE., BEING S89°46'47"E USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT THE WEST ON 7TH AVE. BY A FOUND RANGE POINT IN RANGE BOX BEING A 1.5 YELLOW PLASTIC CAP PLS 26606. AND MONUMENTED AT THE EAST AT LOGAN ST. BY A FOUND RANGE POINT IN RANGE BOX BEING A 1.5 YELLOW PLASTIC CAP PLS 26606



						SHT. NO:	2 OF 2
						SCALE:	1" = 50'
						DWN. BY:	TJB
						DATE:	5-25-2022
						CHK. BY:	
						PROJ. MGR:	MJL
01						CLIENT APP:	5-22-2022
NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D		

**WILSON & COMPANY**  
1675 Broadway Suite 200  
Denver, CO 80202  
Phone: 303-297-2878  
Fax: 303-297-2893

EXHIBIT A  
720 GRANT ST.  
DENVER CO 80204  
STATE OF COLORADO