


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: October 24, 2023

ROW #: 2023-DEDICATION-0000022 SCHEDULE #: 1) 0606306088000, 0606306090000, 0606306092000, and 2) 0606306094000 and 0606306096000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by North Cherry Street, East 8th Avenue, North Dexter Street and East 9th Avenue, and 2) Public Alley, bounded by North Cherry Street, East 8th Avenue, North Dexter Street and East 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) Public Alley, and 2) 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, "826 N Cherry."

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) Public Alley, and 2) Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000022-001, 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, Amanda Sawyer District # 5
Councilperson Aide, Nicole Aviles
Councilperson Aide, Owen Brigner
Councilperson Aide, Logan Fry
Councilperson Aide, Juan Sipion
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 2023-DEDICATION-0000022

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: October 24, 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) Public Alley, bounded by North Cherry Street, East 8th Avenue, North Dexter Street and East 9th Avenue, and 2) Public Alley, bounded by North Cherry Street, East 8th Avenue, North Dexter Street and East 9th 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:** Demolish existing single-family structure and build two new duplexes. The developer has been asked to dedicate two alley parcels.

*****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 North Cherry Street, East 8th Avenue, North Dexter Street and East 9th Avenue
- d. **Affected Council District:** Amanda Sawyer, District # 5
- 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-0000022

Description of Proposed Project: Demolish existing single-family structure and build two new duplexes. The developer has been asked to dedicate two alley parcels.

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) Public Alley, and 2) 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 1) Public Alley, and 2) Public Alley, as part of a development project called, "826 N Cherry."



Legend

- Streets
- Alleys
- ▬ County Boundary
- ▭ Parcels



400 0 200 400 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:3,120

Map Generated 10/18/2023

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. 2023-DEDICATION-0000022-001:

LAND DESCRIPTION - ALLEY PARCEL NO. 1

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 13TH DAY OF OCTOBER, 2023, AT RECEPTION NUMBER 2023097957 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION LOTS 15 THROUGH 17 INCLUSIVE, BLOCK 3, CHAMBERLIN'S COLFAX PLACE, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 6, 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 2.00 FEET OF THE EAST 10.00 FEET OF SAID LOTS 15 THROUGH 17 INCLUSIVE, BLOCK 3, CHAMBERLIN'S COLFAX PLACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING +/-150 SQUARE FEET OR +/-0.003 ACRES OF LAND, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000022-002:

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 13TH DAY OF OCTOBER, 2023, AT RECEPTION NUMBER 2023097956 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION LOTS 18 AND 19 INCLUSIVE, BLOCK 3, CHAMBERLIN'S COLFAX PLACE, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 6, 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 2.00 FEET OF THE EAST 10.00 FEET OF SAID LOTS 18 AND 19, INCLUSIVE, BLOCK 3, CHAMBERLIN'S COLFAX PLACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING +/-100 SQUARE FEET OR +/-0.003 ACRES OF LAND, MORE OR LESS.



10/13/2023 08:18 AM
City & County of Denver
Electronically Recorded

R \$0.00

WD

2023097957

Page: 1 of 4

D \$0.00

After signing, return to:
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Division of Real Estate
Attn: Nicholas Boschert
Denver, Colorado 80202
Project Description: 2023-DEDICATION-0000022
Asset Mgmt No.: 23-215

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 19th day of September, 2023, by **JCC LENDING, INC.**, a Colorado corporation, whose address is 1350 Lawrence St., Suite 100, Denver, CO 80204, 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:

JCC LENDING, INC., a Colorado corporation

By: [Signature]

Name: Jeremy Corfright

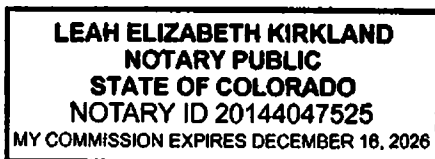
Its: President

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 19th day of SEPTEMBER, 2023
by JEREMY CORFRIGHT, as PRESIDENT of JCC LENDING, INC., a Colorado
corporation.

Witness my hand and official seal.

My commission expires: Dec. 16, 2026



[Signature]
Notary Public

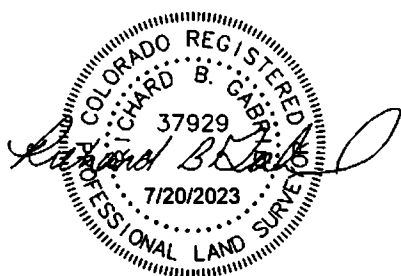
2022PM618-ROW-001

EXHIBIT A
LAND DESCRIPTION
SHEET 1 OF 2

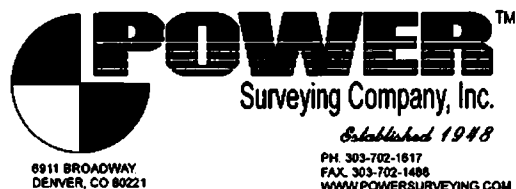
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CONTAINING ± 150 SQUARE FEET OR ± 0.003 ACRES OF LAND, MORE OR LESS.



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



DRAWING BY: JRY
FILE NO. 21-327 ALLEYROW DED.DWG

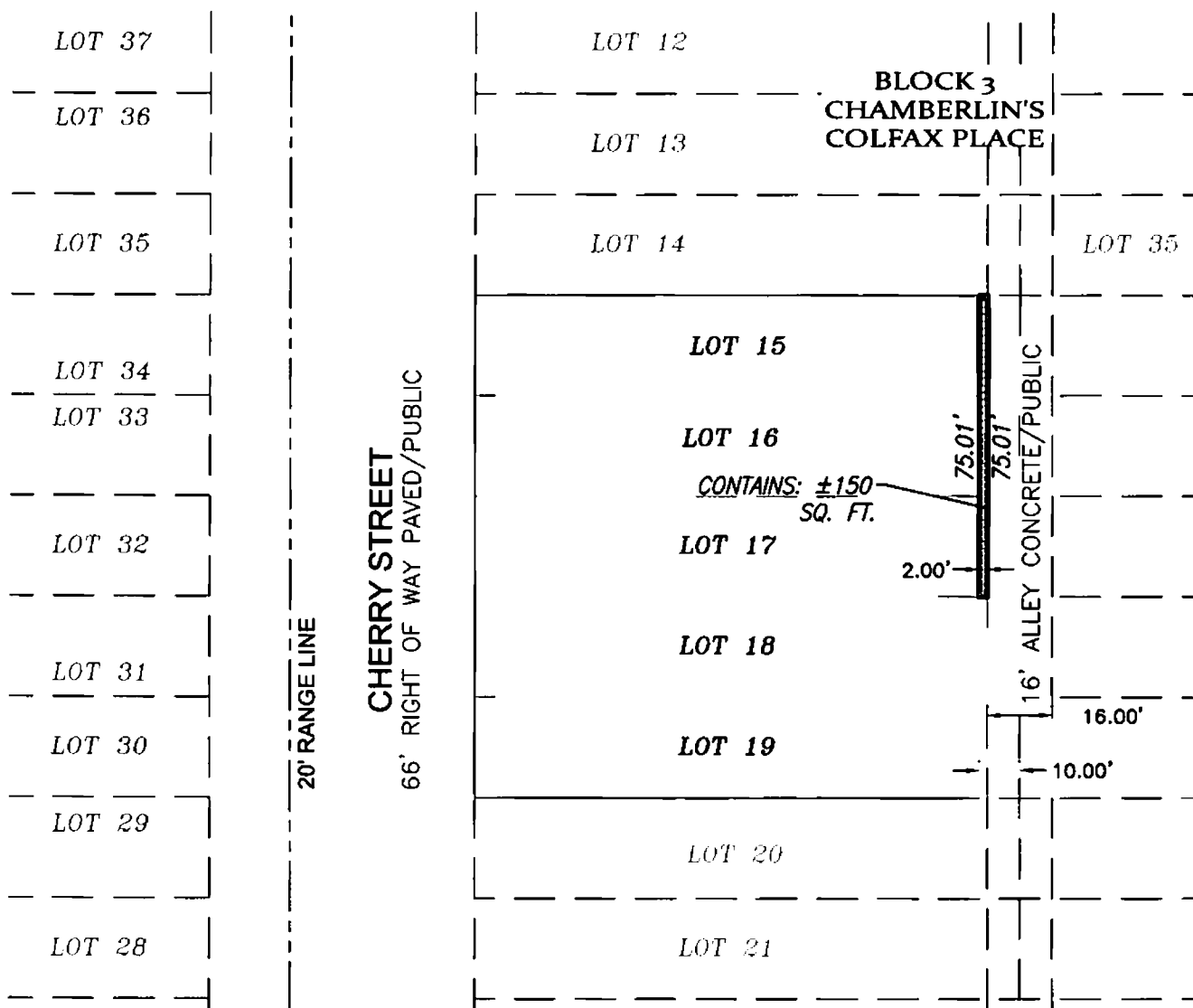
DATE: 7/20/2023

EXHIBIT A

EXHIBIT OF LAND DESCRIPTION

SHEET 2 OF 2

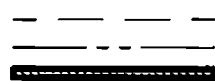
2022PM618-ROW-001

**LEGEND**

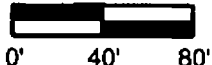
LOT LINE

RANGE LINE

AREA OF CONVEYANCE



SCALE: 1" = 40'

6811 BROADWAY,
DENVER, CO 80221PH. 303-702-1617
FAX. 303-702-1488
WWW.POWERSURVEYING.COMDRAWING BY: JRY
FILE NO. 21-327 ALLEYROW DED.DWG

DATE: 7/20/2023



2023097956

Page: 1 of 4

10/13/2023 08:15 AM
City & County of Denver
Electronically Recorded

R \$0.00

WD

D \$0.00

After signing, return to:
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Division of Real Estate
Attn: Nicholas Boschert
Denver, Colorado 80202
Project Description: 2023-DEDICATION-0000022
Asset Mgmt No.: 23-216

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 20th day of September, 2023, by **352 HUDSON, LLC**, a Colorado limited liability company, whose address is 17 Elm Ave., Saint Louis, MO 63122, 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:

352 HUDSON, LLC, a Colorado limited liability company

By: [Signature]

Name: BEN CORTRIGHT

Its: MEMBER/MANAGER

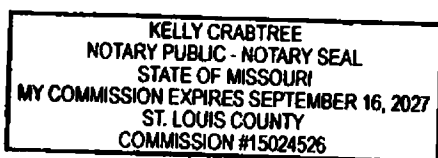
STATE OF MO)
) ss.
COUNTY OF St Louis)

The foregoing instrument was acknowledged before me this 20 day of September, 2023
by Ben Cortright, as member / manager of **352 HUDSON, LLC**, a Colorado
limited liability company.

Witness my hand and official seal.

My commission expires: September 16, 2027

Kelly Crabtree
Notary Public



2022PM618 ROW-002

EXHIBIT A
LAND DESCRIPTION
SHEET 1 OF 2

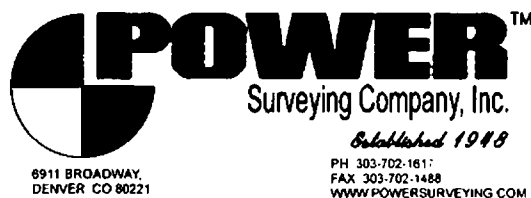
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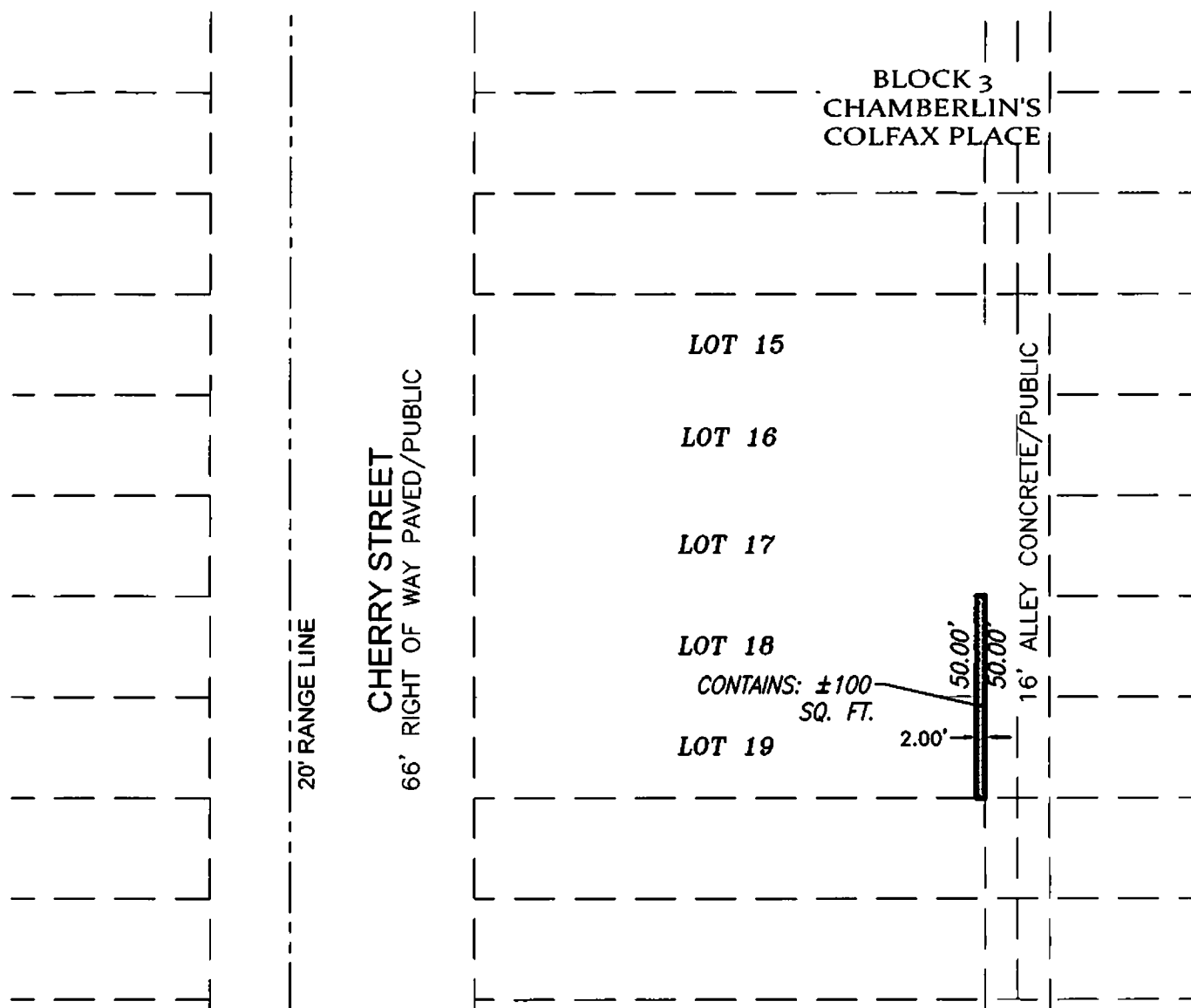
DATE: 7/20/2023

2022PM618 ROW-002

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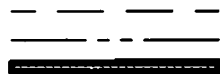
SHEET 2 OF 2

**LEGEND**

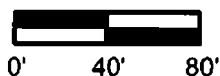
LOT LINE

RANGE LINE

AREA OF CONVEYANCE



SCALE: 1" = 40'



6911 BROADWAY
DENVER CO 80221

POWER™
Surveying Company, Inc.

Established 1948

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

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FILE NO. 21-327 ALLEYROW DED.DWG

DATE: 7/20/2023