


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: November 7, 2023

ROW #: 2023-DEDICATION-0000008 **SCHEDULE #:** Adjacent to 1) 0503318011000 and
2) 0503318012000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by North Grant Street, East 14th Avenue, North Sherman Street and East 13th 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 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, “Grant Street Multi-Family.”

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-0000008-001) HERE.

A map of the area to be dedicated is attached.

MB/BP/LRA

cc: Dept. of Real Estate, 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, 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-0000008

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: November 7, 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 North Grant Street, East 14th Avenue, North Sherman Street and East 13th 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:** Existing parking lot, proposing to build a new multi-family structure. The developer has been 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 North Grant Street, East 14th Avenue, North Sherman Street and East 13th Avenue
- 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-0000008

Description of Proposed Project: Existing parking lot, proposing to build a new multi-family structure. The developer has been 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, "Grant Street Multi-Family."



Alley parcel to be dedicated

Legend

-  Streets
-  Alleys
-  County Boundary
-  Parcels



PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000008-001:

LAND DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF NOVEMBER, 2023, AT RECEPTION NUMBER 2023105931 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 29 THROUGH 34, INCLUSIVE, BLOCK 39, H.C. BROWN'S SECOND ADDITION TO DENVER, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 29,
THENCE ALONG THE SOUTH LINE OF SAID LOT, NORTH 89°46'54" WEST, A DISTANCE OF 123.00 FEET **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89°46'54" WEST, A DISTANCE OF 4.63 FEET TO THE SOUTHEAST CORNER OF WARRANTY DEED RECORDED IN BOOK 4368 AT PAGE 51;
THENCE ALONG THE EAST LINE OF SAID DEED, NORTH 00°05'52" EAST, A DISTANCE OF 47.40 FEET;

THENCE CONTINUING ALONG SAID DEED, NORTH 45°29'11" EAST, A DISTANCE OF 3.69 FEET TO THE SOUTHEAST CORNER OF WARRANTY DEED RECORDED IN BOOK 4378 AT PAGE 172;
THENCE ALONG THE EAST LINE OF SAID DEED, NORTH 00°05'52" EAST, A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTH LINE OF AFOREMENTIONED LOT 34;
THENCE ALONG SAID NORTH LINE, SOUTH 89°46'54" EAST, A DISTANCE OF 2.00 FEET TO A POINT ON A LINE BEING 10.00 FEET EASTERLY AND PARALLEL WITH THE WEST LINE OF SAID LOTS 29 THROUGH 34;
THENCE ALONG SAID LINE, SOUTH 00°05'52" WEST, A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 428 SQUARE FEET OR 0.010 ACRE OF LAND.

BEARINGS ARE BASED ON A PART OF THE SOUTH LINE OF LOT 29, BLOCK 39, H.C. BROWN'S SECOND ADDITION TO DENVER, HAVING A BEARING OF NORTH 89°46'54" WEST. SAID LINE IS MONUMENTED AT THE EAST END BY A NAIL AND 1-1/2" ALUMINUM TAG STAMPED "AEGIS LS 9655", BEING A 20.75' OFFSET AND ON THE WEST END BY A NAIL AND 1-1/2" ALUMINUM TAG STAMPED "AEGIS LS 9655" AT A 1.40' OFFSET.



11/02/2023 08:42 AM
City & County of Denver
Electronically Recorded

R \$0.00

WD

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-0000008
Asset Mgmt No.: 23-267

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 20th day of October, 2023, by **THE FIRST BAPTIST CHURCH OF DENVER**, a Colorado nonprofit corporation, having a principal address of 1373 N Grant St., Denver, CO 80203, 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:

THE FIRST BAPTIST CHURCH OF DENVER,

a Colorado nonprofit corporation,

By: Jacki Lynn Lottis

Name: Jacki Lynn Lottis

Its: Moderator

STATE OF COLORADO)

) ss.

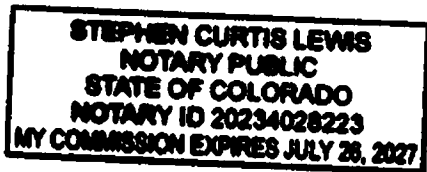
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 20 day of October, 2023 by Jacki Lynn Lottis, as Moderator of **THE FIRST BAPTIST CHURCH OF DENVER**, a Colorado nonprofit corporation.

Witness my hand and official seal. Stephen Curtis Lewis

My commission expires: July 26, 2027

Stephen Curtis Lewis
Notary Public



2022-PROJMSTR-0000591-ROW

**EXHIBIT A
LAND DESCRIPTION**

A PORTION OF LOTS 29 THROUGH 34, INCLUSIVE, BLOCK 39, H.C. BROWN'S SECOND ADDITION TO DENVER, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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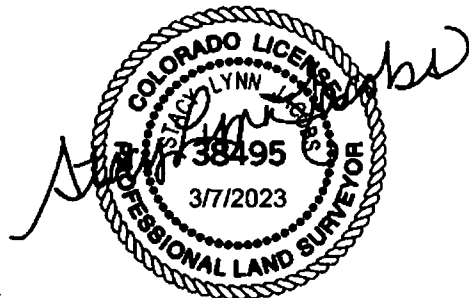
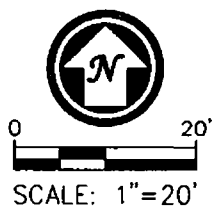
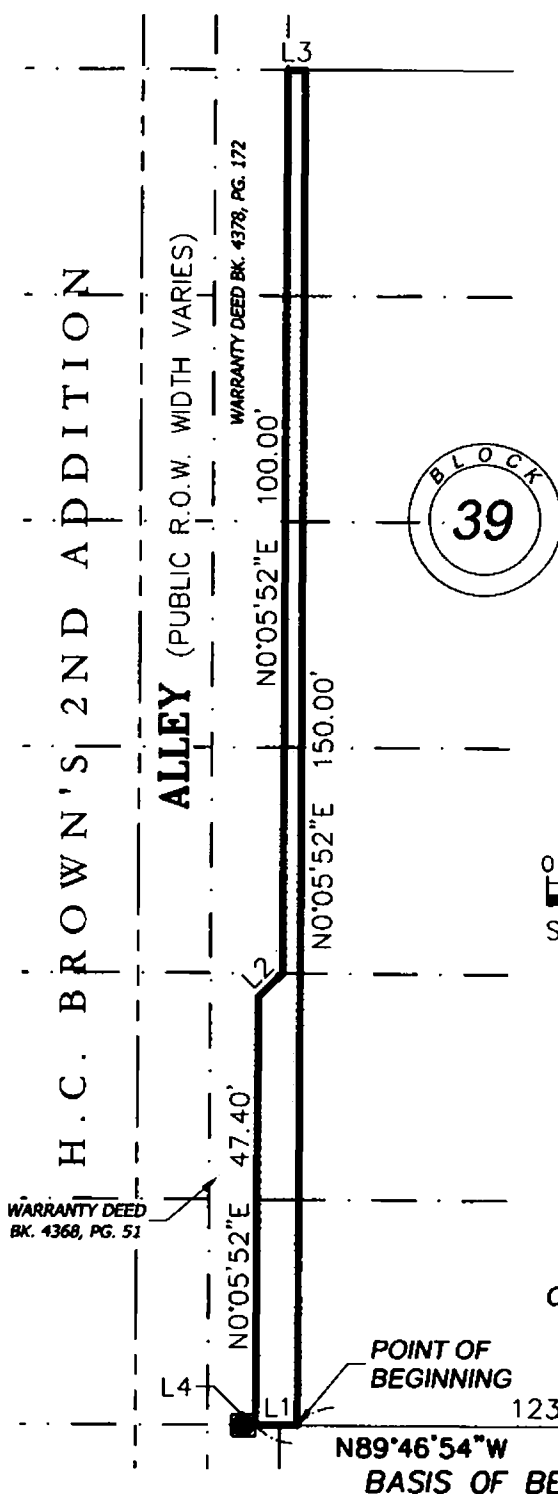
PREPARED BY:
STACY LYNN JACOBS, PLS
COLORADO REG. NO. 38495
FOR, AND ON BEHALF OF:
R&R ENGINEERS-SURVEYORS, INC.
PROJ. NO. LA22229
ROW DEDICATION

2022-PROJMSTR-0000591 ROW

ILLUSTRATION TO ACCOMPANY LAND DESCRIPTION

A PORTION OF LOTS 29 THROUGH 34, INCLUSIVE,
BLOCK 39, H.C. BROWN'S 2ND ADDITION TO DENVER
LOCATED IN THE NE1/4 OF SECTION 3,
T.4S., R.68W., 6TH P.M.
CITY AND COUNTY OF DENVER,
STATE OF COLORADO

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°46'54"W	4.63'
L2	N45°29'11"E	3.69'
L3	S89°46'54"E	2.00'
L4	N89°57'14"E	1.40'



FOUND NAIL W/
1.5" ALUMINUM TAG
STAMPED "AEGIS LS 9655"

NOTE
THIS DRAWING IS MEANT TO DEPICT THE ATTACHED LEGAL
DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY.
IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
PARCEL CONTAINS 428 SQ. FT. OR 0.010 ACRE

WARRANTY DEED
BK. 4368, PG. 51

WARRANTY DEED BK. 4378, PG. 172

ALLEY (PUBLIC R.O.W. WIDTH VARIES)

H.C. BROWN'S 2ND ADDITION



POINT OF
COMMENCEMENT
SOUTHEAST CORNER
OF LOT 29

POINT OF
BEGINNING

N89°46'54"W 127.63'
BASIS OF BEARINGS

GRANT
STREET
(90' WIDE
PUBLIC R.O.W.)

EXHIBIT

Date: 12/20/2022	Sheet
Drawn: JDM	2
Checked: SLJ	of
Job No.: LA22229	2



R&R ENGINEERS-SURVEYORS, INC.
1835 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PH 303-753-6730
WWW.RRENINEERS.COM