




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 17, 2024

ROW #: 2022-DEDICATION-0000180 **SCHEDULE #:** Adjacent to 0502203020000, 0502203013000, 0502203014000, and 0502203038000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by North Lafayette Street, East Colfax Avenue, North Marion Street, and East 14th 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, "1435-1459 Lafayette 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 Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2022-DEDICATION-0000180-001) HERE.

A map of the area to be dedicated is attached.

GB/BP/DG

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Chris Hinds District # 10
Councilperson Aide, Ondrej Sebek
Councilperson Aide, Abdullah Saquib
Councilperson Aide, Sarai Castellanos Vega
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Manager's Office, Alaina McWhorter
DOTI, Director, Right-of-Way Services, Glen Blackburn
Department of Law, Johna Varty
Department of Law, Martin Plate
Department of Law, Kwali Farbes
Department of Law, Ivone Avila-Ponce
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Brian Pfohl
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2022-DEDICATION-0000180

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

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ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team
at MileHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: October 17, 2024

Please mark one: Bill Request or Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

Yes No

1. Type of Request:

Contract/Grant Agreement Intergovernmental Agreement (IGA) Rezoning/Text Amendment

Dedication/Vacation Appropriation/Supplemental DRMC Change

Other:

2. **Title:** Dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by North Lafayette Street, East Colfax Avenue, North Marion Street, and East 14th Avenue.

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

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Dalila Gutierrez	Name: Alaina McWhorter
Email: Dalila.Gutierrez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. **General description or background of proposed request. Attach executive summary if more space needed:**
Proposing to build an apartment building on an existing parking lot. The developer was asked to dedicate a parcel as Public Alley.

6. **City Attorney assigned to this request (if applicable):**

7. **City Council District:** Chris Hinds, District # 10

8. ****For all contracts, fill out and submit accompanying Key Contract Terms worksheet****

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name (including any dba's):

Contract control number (legacy and new):

Location:

Is this a new contract? Yes No Is this an Amendment? Yes No If yes, how many? _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

Scope of work:

Was this contractor selected by competitive process?

If not, why not?

Has this contractor provided these services to the City before? Yes No

Source of funds:

Is this contract subject to: W/MBE DBE SBE XO101 ACDBE N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Project Title: 2022-DEDICATION-0000180

Description of Proposed Project: Proposing to build an apartment building on an existing parking lot. The developer was asked to dedicate a parcel 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 the development project called, "1435-1459 Lafayette St."



Legend

- Streets
- Alleys
- ▭ County Boundary
- ▭ Parcels
- ▭ Lots/Blocks

289 0 144.5 289 Feet

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000180-001:

LEGAL DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF OCTOBER, 2024, AT RECEPTION NUMBER 2024092949 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 14-20, BLOCK 2, GLENCOE ADDITION TO THE CITY OF DENVER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 14, SAID BLOCK 2;

THENCE N00°12'56"E, A DISTANCE OF 155.05 FEET ON THE EAST LINE OF THAT 16 FOOT ALLEY AS SHOWN ON SAID PLAT, MONUMENTED BY A #5 REBAR & GREEN CAP STAMPED PLS 37601 ON THE SOUTH & NORTH, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO;

THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 13.00 FEET, A LENGTH A 20.45 FEET, A CENTRAL ANGLE OF 90°06'37", AND A CHORD WHICH BEARS N45°16'15"E, A DISTANCE OF 18.40 FEET, TO THE NORTH LINE OF SAID BLOCK;

THENCE S89°40'27"E, A DISTANCE OF 112.36 FEET, ON SAID NORTH LINE TO THE EAST LINE OF SAID BLOCK;

THENCE S00°12'37"W, A DISTANCE OF 5.00 FEET ON SAID EAST LINE OF SAID BLOCK;

THENCE N89°40'27"W, A DISTANCE OF 109.23 FEET, ON A LINE 5.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE;

THENCE S37°49'33"W, A DISTANCE OF 23.19 FEET;

THENCE S00°12'56"W, A DISTANCE OF 144.69 FEET, ON A LINE 2.00 FEET EAST OF AND PARALLEL WITH SAID EAST LINE OF THAT 16 FOOT ALLEY SHOWN ON SAID PLAT, TO THE SOUTH LINE OF LOT 14;

THENCE N89°15'27"W, A DISTANCE OF 2.00 FEET, ON SAID SOUTH LINE, TO THE POINT OF BEGINNING.

CONTAINING 1,047+/- SQUARE FEET (0.024+/- ACRES).



10/04/2024 01:08 PM

R \$0.00

D \$0.00

City & County of Denver

WD

Electronically Recorded

After signing, return to:
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Division of Real Estate
Denver, Colorado 80202

Project Description: 2023-DEDICATION-0000180
Asset Mgmt No.: 24-205

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 2nd day of October, 2024, by **ALTA COURT LLC**, a Colorado limited liability company, whose address is 29522 Spruce Rd., Evergreen, CO 80439, 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:

ALTA COURT LLC, a Colorado limited liability company

By: [Signature]

Name: MATTHEW PICARSE

Its: MANAGER

STATE OF MA)
) ss.
COUNTY OF Middlesex)

The foregoing instrument was acknowledged before me this 2 day of October, 2024 by Matthew Picarse, as Manager of ALTA COURT LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 8/18/2028

[Signature]
Notary Public



2021-PROJMSTR-0000536-ROW

EXHIBIT A**SHEET 1 OF 2**

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF LOTS 14-20, BLOCK 2, GLENCOE ADDITION TO THE CITY OF DENVER, DESCRIBED AS FOLLOWS:

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CONTAINING 1,047+/- SQUARE FEET (0.024+/- ACRES).

THIS IS NOT A MONUMENTED LAND SURVEY, IMPROVEMENT SURVEY PLAT OR IMPROVEMENT LOCATION CERTIFICATE. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

Gillians

GILLIANS LAND CONSULTANTS
P.O. BOX 375
BENNETT, CO 80102
303-972-6640 www.gillianslc.com

JOB NO.: 21189
DRAWN: DRH
ISSUE DATE: 04-17-2023
FILE: 21189 SDP

ROBERT E. HARRIS
COLORADO P.L.S. 37601
FOR & ON BEHALF OF
GILLIANS LAND CONSULTANTS

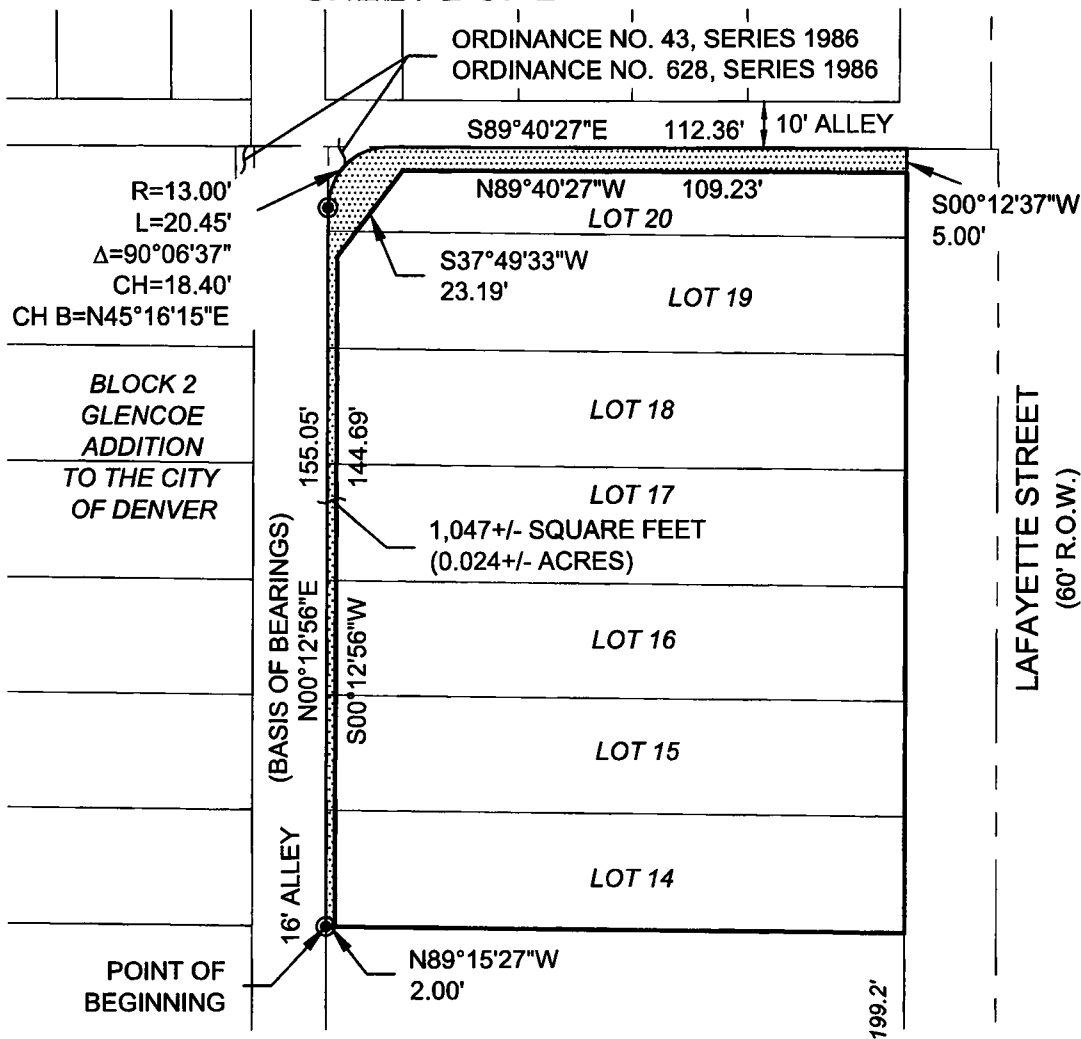


2021-PROJMSTR-0000536-ROW

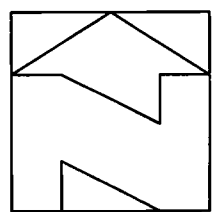
EXHIBIT A

SHEET 2 OF 2

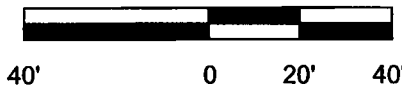
ORDINANCE NO. 43, SERIES 1986
ORDINANCE NO. 628, SERIES 1986



BLOCK 2
GLENCOE
ADDITION
TO THE CITY
OF DENVER



SCALE: 1" = 40' US SURVEY FEET



FOUND #5 REBAR AND GREEN CAP
STAMPED PLS 37601

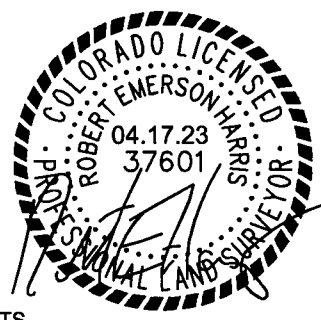
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EAST 14TH AVENUE



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