

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 29, 2024

ROW #: 2024-DEDICATION-0000058 **SCHEDULE #:** Adjacent to: 1) 0504400012000 and 2) 0504400012000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) North Osage Street, located near the intersection of North Navajo Street and West 9th Avenue, and 2) West 9th Avenue, located at the intersection of North Navajo Street and West 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) North Osage Street, and 2) West 9th Avenue. 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, “AHRT - DHA 901 Navajo 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) North Osage Street, and 2) West 9th Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW #(2024-DEDICATION-0000058-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/DS/BV

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Jamie Torres District # 3
Councilperson Aide, Daisy Rocha Vasquez
Councilperson Aide, Angelina Gurule
Councilperson Aide, Ayn Tougaard Slavis
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager’s Office, Alba Castro
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, Dana Sperling
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2024-DEDICATION-0000058

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 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: November 29, 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 two City-owned parcels of land as Public Right-of-Way as 1) North Osage Street, located near the intersection of North Navajo Street and West 9th Avenue, and 2) West 9th Avenue, located at the intersection of North Navajo Street and West 9th 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: Barbara Valdez	Name: Alaina McWhorter
Email: Barbara.Valdez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. **General description or background of proposed request. Attach executive summary if more space needed:**
Proposing to demolish existing commercial building and build a new mixed-use structure. The developer was asked to dedicate two parcels of land as 1) North Osage Street, and 2) West 9th Avenue.

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

7. **City Council District:** Jamie Torres, District #3

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 (A)</i>	<i>Additional Funds (B)</i>	<i>Total Contract Amount (A+B)</i>
<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: 2024-DEDICATION-0000058

Description of Proposed Project: Proposing to demolish existing commercial building and build a new mixed-use structure. The developer was asked to dedicate two parcels of land as 1) North Osage Street, and 2) West 9th Avenue.

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) North Osage Street, and 2) West 9th Avenue.

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) North Osage Street, and 2) West 9th Avenue, as part of the development project called, "AHRT - DHA 901 Navajo St."



Legend

- Streets
- Alleys
- ▭ County Boundary
- ▭ Parcels



PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000058-001:**LEGAL DESCRIPTION – STREET PARCEL #1:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 13TH DAY OF NOVEMBER, 2024, AT RECEPTION NUMBER 2024105185 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING A PORTION OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2020161811, RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID PARCEL, MONUMENTED ON THE WEST END BY A 1-1/4" YELLOW PLASTIC CAP STAMPED WITH AN ILLEGIBLE PLS NUMBER, AND ON THE EAST END BY A 1-1/4" BLUE PLASTIC CAP STAMPED WITH PLS NUMBER 38410, BEARING SOUTH 89°48'43" EAST, A DISTANCE OF 230.46 FEET;

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL;

THENCE, COINCIDENT WITH THE NORTHERLY LINE OF SAID PARCEL, NORTH 89°48'43" EAST, A DISTANCE OF 48.53 FEET TO A NON TANGENT CURVE HAVING A RADIUS OF 5,693.15 FEET, WHOSE CENTER BEARS NORTH 77°55'37" EAST;

THENCE SOUTHEASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 1°57'32", AN ARC DISTANCE OF 194.65 FEET AND HAVING A CHORD THAT BEARS SOUTH 13°03'09" EAST, A DISTANCE OF 194.64 FEET TO A TANGENT CURVE HAVING A RADIUS OF 23.00 FEET, WHOSE CENTER BEARS NORTH 75°58'05" EAST;

THENCE SOUTHEASTERLY AND COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 75°42'16", AN ARC DISTANCE OF 30.39 FEET AND HAVING A CHORD THAT BEARS SOUTH 51°53'03" EAST, A DISTANCE OF 28.23 FEET;

THENCE COINCIDENT WITH A LINE NON-TANGENT TO SAID CURVE, NORTH 89°43'50" WEST, A DISTANCE OF 66.89 FEET TO THE EASTERLY BOUNDARY OF SAID PARCEL, A NON-TANGENT CURVE HAVING A RADIUS OF 5,740.65 FEET;

THENCE NORTHERLY AND COINCIDENT WITH SAID EASTERLY BOUNDARY, A NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 02°06'59", AN ARC DISTANCE OF 212.03 FEET AND HAVING A CHORD THAT BEARS NORTH 13°01'53" WEST, A DISTANCE OF 212.02 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 10,145 SQUARE FEET OR (0.2329 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000058-002:**LEGAL DESCRIPTION - STREET PARCEL #2:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 13TH DAY OF NOVEMBER, 2024, AT RECEPTION NUMBER 2024105185 IN THE CITY

AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING A PORTION OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2020161811, RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID PARCEL, MONUMENTED ON THE WEST END BY A 1-1/4" YELLOW PLASTIC CAP STAMPED WITH AN ILLEGIBLE PLS NUMBER, AND ON THE EAST END BY A 1-1/4" BLUE PLASTIC CAP STAMPED WITH PLS NUMBER 38410, BEARING SOUTH 89°48'43" EAST, A DISTANCE OF 230.46 FEET;

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL;

THENCE SOUTH 13°01'53" EAST, A DISTANCE OF 212.02 FEET TO WESTERLY BOUNDARY OF SAID PARCEL AND THE **POINT OF BEGINNING**;

THENCE SOUTH 89°43'50" EAST, A DISTANCE OF 154.60 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 298.21 FEET;

THENCE EASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 05°28'41", AN ARC DISTANCE OF 28.51 FEET AND HAVING A CHORD THAT BEARS NORTH 87°29'10" EAST, A DISTANCE OF 28.50 FEET TO THE EASTERLY LINE OF SAID PARCEL;

THENCE COINCIDENT WITH SAID EASTERLY LINE, NON-TANGENT TO SAID CURVE, SOUTH 00°09'00" EAST, A DISTANCE OF 53.39 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE, COINCIDENT WITH THE SOUTHERLY LINE OF SAID PARCEL. NORTH 89°43'50" WEST, A DISTANCE OF 169.70 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE NORTH 14°49'00" WEST, A DISTANCE OF 30.74 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 5,740.65 FEET;

THENCE NORTHERLY AND COINCIDENT WITH THE WESTERLY BOUNDARY OF SAID PARCEL, A NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 00°13'48", AN ARC DISTANCE OF 23.05 FEET AND HAVING A CHORD THAT BEARS NORTH 14°12'16" WEST, A DISTANCE OF 23.05 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 9,189 SQUARE FEET OR (0.2110 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



11/13/2024 01:31 PM
City & County of Denver
Electronically Recorded

R \$0.00

WD

D \$0.00

After signing, return to:
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Division of Real Estate
Denver, Colorado 80202
Project Description: 2024-DEDICATION-0000058
Asset Mgmt No.: 2024-210

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 13th day of November, 2024, by **THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER**, a Colorado body corporate and politic under the laws of the State of Colorado, whose address is 1035 Osage Street, Denver, Colorado 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:

THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER, a Colorado body corporate and politic under the laws of the State of Colorado

By: [Signature]

Name: Joquin Cintron Vega

Its: Chief Executive Officer

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 13th day of November, 2024 by Joquin Cintron Vega, as CEO of **THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER**, a Colorado body corporate and politic under the laws of the State of Colorado.

Witness my hand and official seal.

JANUARY 30, 2028

My commission expires:

[Signature]
Notary Public

**ATHENA R. LOVATO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994901207
MY COMMISSION EXPIRES JANUARY 30, 2028**

2023-PROJMSTR-0000140-ROW



Matrix Design Group, Inc.
 707 N 17th Street, Suite 3150
 Denver, CO 80202
 O 303.572.0200
 F 303.572.0202
 matrixdesigngroup.com

**EXHIBIT A
 LAND DESCRIPTION
 SHEET 1 OF 4**

PARCEL 1:

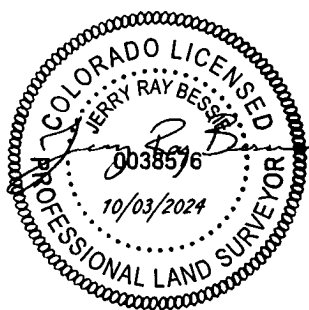
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JERRY R. BESSIE, PLS 38576
 PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
 707 17TH STREET, SUITE 3150
 DENVER, CO 80202



2023-PROJMSTR-0000140-ROW

**EXHIBIT A
LAND DESCRIPTION
SHEET 2 OF 4**

THENCE COINCIDENT WITH A LINE NON-TANGENT TO SAID CURVE, NORTH 89°43'50" WEST, A DISTANCE OF 66.89 FEET TO THE EASTERLY BOUNDARY OF SAID PARCEL, A NON-TANGENT CURVE HAVING A RADIUS OF 5,740.65 FEET;

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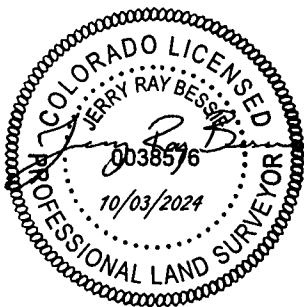
PARCEL 2:

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2023-PROJMSTR-0000140-ROW

**EXHIBIT A
LAND DESCRIPTION
SHEET 3 OF 4**

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JERRY R. BESSIE, PLS 38576
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
707 17TH STREET, SUITE 3150
DENVER, CO 80202

EXHIBIT A
ILLUSTRATION
SHEET 4 OF 4

1390 W 10TH AVENUE
HOUSING AUTHORITY OF
THE CITY & COUNTY OF DENVER

PARCEL 1 POINT OF BEGINNING
FOUND 1-1/4" YELLOW PLASTIC
CAP STAMPED PLS NO.
ILLEGIBLE

VACATED ALLEY
RESERVATIONS
ORD. NO. 142 OF 2012
ACCESS EASEMENT
REC. NO. 2015021381

943 N NAVAJO STREET
HOUSING AUTHORITY OF
THE CITY & COUNTY OF DENVER

LOT 28
BLOCK 28
HUNTS ADDITION
TO DENVER

LOT 27
BLOCK 28
HUNTS ADDITION
TO DENVER

LOT 26
BLOCK 28
HUNTS ADDITION
TO DENVER

LOT 25
BLOCK 28
HUNTS ADDITION
TO DENVER

LOT 24
BLOCK 28
HUNTS ADDITION
TO DENVER

LOT 23
BLOCK 28
HUNTS ADDITION
TO DENVER

LOT 22
BLOCK 28
HUNTS ADDITION
TO DENVER

LOT 21 BLOCK 28
HUNTS ADDITION
TO DENVER

901 N NAVAJO STREET
KALAMATH WEST
PROPERTIES LLC
REC. NO. 2020161811

R=23.00'
Δ=75°42'16"
L=30.39'
CH=S51°53'03"E
CH L=28.23'

PARCEL 1
10,145±S.F.
0.2329±AC.

N89°48'43"E
48.53'

S89°48'43"W 230.46'
BASIS OF BEARINGS

R=5693.15' Δ=1°57'32" L=194.65'
CH=S13°03'09"E CH L=194.64'

701 N NAVAJO STREET
REGIONAL REGENERATION
DISTRICT



PARCEL 2 POINT OF BEGINNING

N89°43'50"W
66.89'

S89°43'50"E 154.60'

R=5740.65'
Δ=0°13'48"
L=23.05'
CH=N14°12'16"W
CH L=23.05'

PARCEL 2
9,189±S.F.
0.2110±AC.

R=298.21'
Δ=5°28'41"
L=28.51'
CH=N87°29'10"E
CH L=28.50'

N89°43'50"W 169.70'

1325 WEST 9TH AVENUE
BLUE HEAVEN PROPERTIES
OF KEY WEST LLC

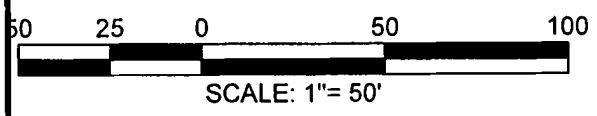
OUTLOT 10
HUNTS ADDITION TO DENVER
875 N NAVAJO STREET
BARRY RISKE

WEST 9TH AVENUE


N NAVAJO STREET
(70' PUBLIC RIGHT-OF-WAY)



JERRY R. BESSIE, PLS 38576
DIRECTOR OF SURVEYING SERVICES
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC
707 17th STREET, SUITE 3150
DENVER, CO 80202



FILE LOCATION: R:\23.1377.001 Mercy - 901 Navajo\400 Survey\400 CADD\405 EXHIBITS\ROW DEDICATION\1377.001-SURV-EXHIBIT-ROW DEDICATION.dwg

PREPARED BY:  Matrix	SCALE: 1" = 50'	THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.
	DRAWN BY: DH	
	CHECKED BY: JRB	DATE: 10/2/2024