




REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney’s Office

FROM: Glen D. Blackburn, P.E., Director, Right-of-Way Services 

DATE: February 12, 2025

ROW #: 2024-DEDICATION-0000002 **SCHEDULE #:** Adjacent to 0708404002000 and 0708404003000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as East Union Avenue, located at the intersection of East Union Avenue and South Niagara Street.

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 East Union 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, “Bellevue Station – Block F.”

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 East Union Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2024-DEDICATION-0000002-001) HERE.

A map of the area to be dedicated is attached.

GB/BP/BV

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Diana Romero Campbell District # 4
Councilperson Aide, Macy Conant
Councilperson Aide, Kathy Gile
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, Brad Beck
Department of Law, Matthew Mulbarger
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 2024-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
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: February 12, 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 East Union Avenue, located at the intersection of East Union Avenue and South Niagara Street.

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 build a new mixed-use structure on vacant land. The developer was asked to dedicate a parcel of land as East Union Avenue.

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

7. **City Council District:** Diana Romero Campbell District #4

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-0000002

Description of Proposed Project: Proposing to build a new mixed-use structure on vacant land. The developer was asked to dedicate a parcel of land as East Union 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 East Union 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 East Union Avenue, as part of the development project called, "Bellevue Station – Block F."

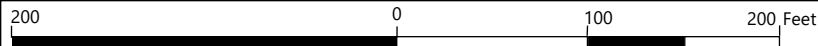
City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
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www.denvergov.org/doti
Phone: 720-913-1311

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Legend

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



PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000002-001:

LEGAL DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 23RD DAY OF DECEMBER, 2024, AT RECEPTION NUMBER 2024117718 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 OF LOT 1, BLOCK 1, BELLEVIEW STATION FILING NO. 2, RECORDED AT RECEPTION NO. 2009095677 IN THE RECORDS OF THE DENVER COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND DISTANCE OF "NORTH 73°04'21" EAST, 328.17 FEET" ALONG THE NORTH BOUNDARY OF SAID LOT 1, BLOCK 1, BELLEVIEW STATION FILING NO. 2, BEING THE BASIS OF BEARINGS, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG SAID NORTH BOUNDARY OF SAID LOT 1, THE FOLLOWING TWO (2) COURSES:

1. NORTH 73°04'21" EAST, A DISTANCE OF 328.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 85.50 FEET;
2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°13'22", AN ARC LENGTH OF 22.72 FEET, TO A PROLONGATED LINE THAT IS 3.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF LOT 1;

THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID PARALLEL LINE, NON-TANGENT TO SAID CURVE, SOUTH 73°04'21" WEST, A DISTANCE OF 378.51 FEET TO SAID NORTH BOUNDARY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 81.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 35°43'25" EAST;

THENCE ALONG SAID NORTH BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°56'28", AN ARC LENGTH OF 28.37 FEET;
2. NON-TANGENT TO SAID CURVE, SOUTH 16°55'38" EAST, A DISTANCE OF 1.33 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.026 ACRES, (1,113 SQUARE FEET), MORE OR LESS.



12/23/2024 09:26 AM
City & County of Denver
Electronically Recorded

R \$28.00

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-0000002
Asset Mgmt No.: 24-254

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 20th day of December, 2024, by **MADRE INVESTMENT CO., LLC**, a Colorado limited liability company, successor-by-conversion to Madre Investment Co., a Colorado limited partnership, whose address is 650 South Cherry Street, Suite 1005, Glendale, Colorado 80246, 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 .

MADRE INVESTMENT CO., LLC,
a Colorado limited liability company, successor-by-
conversion to Madre Investment Co.,
a Colorado limited partnership

By: *Louis P. Bansbach III*
Name: Louis P. Bansbach III
Title: Manager

STATE OF COLORADO)
) ss.
COUNTY OF *Arapahoe*)

The foregoing instrument was acknowledged before me this *17th* day of December, 2024, by Louis P. Bansbach III, as Manager of Madre Investment Co., LLC, a Colorado limited liability company, successor-by-conversion to Madre Investment Co., a Colorado limited partnership.

Witness my hand and official seal.

DIANDRE' WARREN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984021287
MY COMMISSION EXPIRES OCTOBER 18, 2025

My commission expires: *10/18/25*

Diandre Warren
Notary Public

**EXHIBIT A
LEGAL DESCRIPTION**

2022-PROJMSTR-0000347-ROW

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1, BELLEVIEW STATION FILING NO. 2, RECORDED AT RECEPTION NO. 2009095677 IN THE RECORDS OF THE DENVER COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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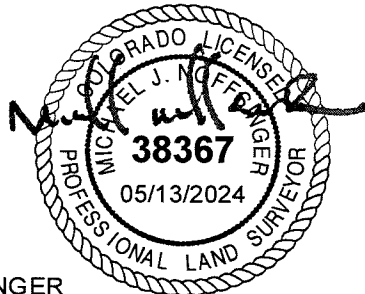
THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID PARALLEL LINE, NON-TANGENT TO SAID CURVE, SOUTH 73°04'21" WEST, A DISTANCE OF 378.51 FEET TO SAID NORTH BOUNDARY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 81.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 35°43'25" EAST;

THENCE ALONG SAID NORTH BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°56'28", AN ARC LENGTH OF 28.37 FEET;
2. NON-TANGENT TO SAID CURVE, SOUTH 16°55'38" EAST, A DISTANCE OF 1.33 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.026 ACRES, (1,113 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



MICHAEL J. NOFFSINGER
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38367
 FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
 300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122
 (303) 718-1898

2022-PROJMSTR-0000347-ROW

ILLUSTRATION TO EXHIBIT A



SE 1/4 SEC. 8,
T.5S., R.67W., SIXTH P.M.

E. UNION AVENUE
 (PUBLIC RIGHT-OF-WAY WIDTH VARIES)
 ORDINANCE NO. 560, SERIES OF 1992
 (REC. NO. R-92-0071135, 6/26/1992)
 ADDITIONAL PUBLIC RIGHT-OF-WAY
 REC NO. 2009095677

$\Delta=15^{\circ}13'22''$
 $R=85.50'$
 $L=22.72'$

$\Delta=19^{\circ}56'28''$
 $R=81.50'$
 $L=28.37'$

(BASIS OF BEARINGS)
 NORTH LINE OF LOT 1 BLOCK 1
 $-N73^{\circ}04'21''E$ 328.17'
 $S73^{\circ}04'21''W$ 378.51'

PARCEL CONTAINS
 1,113 (SQ.FT.)
 0.026 ACRES
 MORE OR LESS

$S16^{\circ}55'38''E$
 1.33'

3.00'

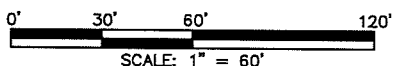
POINT OF BEGINNING

$S35^{\circ}43'25''E$
 (RADIAL)

LOT 1
 BLOCK 1
BELLEVIEW STATION
FILING NO. 2
 REC. NO. 2009095677

PARCEL NO. 1
 REC. NO. 2022107482

PARCEL NO. 2
 REC. NO. 2022107482



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



300 East Mineral Ave. Suite 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
 www.aztecconsultants.com

CONVEYANCE
 SE 1/4 SEC. 8, T5S, R67W, 6TH P.M.
 CITY AND COUNTY OF DENVER, COLORADO

PATH: Q:\188623-01 - BELLEVIEW STATION BLOCK F - SDP SHEETS\DWG\EXHIBITS\BELLEVIEW SOUTH BLOCK F - CONVEYANCE.DWG
 JOB NUMBER: 188623-01 DATE: 05/13/2024 DWG: GLW CHK: MJN 2 OF 2 SHEETS