

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: January 19, 2024

ROW #: 2023-DEDICATION-0000090 **SCHEDULE #:** Adjacent to 1) 0708400251000 and 0708400250000, 2) 0708400250000, and 3) 0708400250000

TITLE: This request is to dedicate three City-owned parcels of land as Public Right-of-Way as 1) South Olive Street, located at the intersection of South Olive Street and East Chenango Avenue, 2) East Chenango Avenue, located at the intersection of East Chenango Avenue and South Quebec Street, and 3) South Quebec Street, located at the intersection of South Quebec Street and East Chenango 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) South Olive Street, 2) East Chenango Avenue, and 3) South Quebec Street. 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, "4885 S Quebec Street - Belleview North Tower."

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) South Olive Street, 2) East Chenango Avenue, and 3) South Quebec Street. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000090-001, 002, 003) HERE.

A map of the area to be dedicated is attached.

GB/BP/LRA



cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Diana Romero Campbell, District # 4
Councilperson Aide, Andrew Brooks
Councilperson Aide, Macy Conant
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Manager's Office, Nicholas Williams
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, Janet Valdez
DOTI Survey, Brian Pfohl
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2023-DEDICATION-0000090

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

CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV

ORDINANCE/RESOLUTION REQUEST

Please email requests to Nicholas Williams
at Nicholas.Williams@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: January 19, 2024

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 three City-owned parcels of land as Public Right-of-Way as 1) South Olive Street, located at the intersection of South Olive Street and East Chenango Avenue, 2) East Chenango Avenue, located at the intersection of East Chenango Avenue and South Quebec Street, and 3) South Quebec Street, located at the intersection of South Quebec Street and East Chenango 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:** Nicholas Williams
- **Phone:** 720-865-8709
- **Email:** Nicholas.Williams@denvergov.org

6. **General description/background of proposed resolution including contract scope of work if applicable:** Proposing to build a mixed-used structure. The developer has been asked to dedicate three parcels of land as 1) South Olive Street, 2) East Chenango Avenue, and 3) South Quebec Street.

****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:** At the intersection of South Olive Street, East Chenango Avenue, and South Quebec Street
- d. **Affected Council District:** Diana Romero Campbell, District # 4
- 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-0000090

Description of Proposed Project: Proposing to build a mixed-used structure. The developer has been asked to dedicate three parcels of land as 1) South Olive Street, 2) East Chenango Avenue, and 3) South Quebec Street.

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) South Olive Street, 2) East Chenango Avenue, and 3) South Quebec Street.

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) South Olive Street, 2) East Chenango Avenue, and 3) South Quebec Street as part of the development project called, "4885 S Quebec Street - Belleview North Tower."



Legend

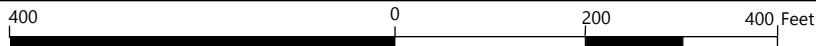
- Streets
- Alleys
- Parcels



Parcel 001 to be dedicated

Parcel 003 to be dedicated

Parcel 002 to be dedicated



PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000090-001:

LEGAL DESCRIPTION - STREET PARCEL NO. 1

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF JANUARY, 2024, AT RECEPTION NUMBER 2024000140 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 THE SPECIAL WARRANTY DEEDS RECORDED AT RECEPTION NO'S. 2020163043 AND 2020163044 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 8; THENCE S11°34'59"W A DISTANCE OF 1747.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020163044 AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH OLIVE STREET SAID POINT BEING THE POINT OF BEGINNING;

THENCE 102.16 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 384.00 FEET, CENTRAL ANGLE OF 15°14'36" AND A CHORD WHICH BEARS S07°54'25"E A DISTANCE OF 101.86 FEET; THENCE ALONG A LINE THAT IS 13.50 FEET EASTERLY AND PARALLEL TO THE WESTERLY LINE OF SAID PROPERTY RECORDED AT RECEPTION NUMBER 2020163043, S00°17'07"E A DISTANCE OF 273.31 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020163043 AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST CHENANGO AVENUE; THENCE ALONG SAID SOUTHERLY AND NORTHERLY LINES, 13.51 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 789.00 FEET, A CENTRAL ANGLE OF 00°58'52" AND A CHORD WHICH BEARS N89°49'24"W A DISTANCE OF 13.51 FEET TO THE SOUTHWEST CORNER OF SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020163043 AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH OLIVE STREET; THENCE ALONG THE WESTERLY LINES OF SAID SPECIAL WARRANTY DEEDS AND SAID EASTERLY RIGHT-OF-WAY LINE, N00°17'07"W A DISTANCE OF 374.16 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,604 SQUARE FEET (0.106 ACRES) MORE OR LESS.

ALL LINEAL DIMENSIONS ARE US SURVEY FEET.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000090-002:

LEGAL DESCRIPTION - STREET PARCEL NO. 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF JANUARY, 2024, AT RECEPTION NUMBER 2024000140 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 THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020163043 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 8; THENCE S09°09'32"W A DISTANCE OF 2108.07 FEET TO A POINT ON A LINE THAT IS 13.50 FEET EASTERLY AND PARALLEL TO THE WESTERLY

LINE OF SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020163043 SAID POINT BEING THE POINT OF BEGINNING;

THENCE 154.02 ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 794.00 FEET, A CENTRAL ANGLE OF 11°06'52" AND A CHORD WHICH BEARS S83°46'54"E A DISTANCE OF 153.78 FEET TO A POINT OF REVERSE CURVATURE; THENCE 144.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 706.00 FEET, A CENTRAL ANGLE OF 11°43'24" AND A CHORD WHICH BEARS S84°05'10"E A DISTANCE OF 144.20 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020163043 AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST CHENANGO AVENUE; THENCE ALONG SAID SOUTHERLY AND NORTHERLY LINES THE FOLLOWING THREE (3) CONSECUTIVE COURSES: 1) 16.36 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 37°29'31" AND A CHORD WHICH BEARS S72°32'29"W A DISTANCE OF 16.07 FEET TO A POINT OF COMPOUND CURVATURE; 2) THENCE 130.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 711.00 FEET, A CENTRAL ANGLE OF 10°29'18" AND A CHORD WHICH BEARS N83°28'07"W A DISTANCE OF 129.97 FEET TO A POINT OF REVERSE CURVATURE; 3) THENCE 152.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 789.00 FEET, A CENTRAL ANGLE OF 11°06'30" AND A CHORD WHICH BEARS N83°46'43"W A DISTANCE OF 152.73 FEET TO A POINT ON A LINE THAT IS 13.50 FEET EASTERLY AND PARALLEL TO THE WESTERLY LINE OF SAID PROPERTY RECORDED AT RECEPTION NUMBER 2020163043; THENCE ALONG SAID PARALLEL LINE, N00°17'07"W A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,468 SQUARE FEET (0.034 ACRES) MORE OR LESS.

ALL LINEAL DIMENSIONS ARE US SURVEY FEET.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000090-003:

LEGAL DESCRIPTION - STREET PARCEL NO. 3

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF JANUARY, 2024, AT RECEPTION NUMBER 2024000140 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 THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020163043 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 8; THENCE ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 8, S00°18'04"W A DISTANCE OF 1778.35; THENCE S89°41'56"W A DISTANCE OF 44.22 FEET TO A POINT ON THE EASTERLY LINE OF SAID SPECIAL WARRANTY DEED AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH QUEBEC STREET SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY AND WESTERLY LINES THE FOLLOWING FIVE (5) CONSECUTIVE COURSES: 1) 30.96 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 188.00, A CENTRAL ANGLE OF 09°26'10" AND CHORD WHICH BEARS S06°08'41"E A DISTANCE OF 30.93 FEET; 2) THENCE S00°03'42"E A DISTANCE OF 50.67 FEET; 3) THENCE N89°21'10"E A DISTANCE OF 1.28 FEET; 4) THENCE S00°18'04"E A DISTANCE OF 232.45 FEET; 5) THENCE 16.09 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 36°53'00" AND

CHORD WHICH BEARS S18°07'38"W A DISTANCE OF 15.82 FEET; THENCE N00°18'04"W A DISTANCE OF 328.88 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SPECIAL WARRANTY DEED; THENCE ALONG SAID NORTHERLY LINE, N89°41'56"E A DISTANCE OF 0.78 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,492 SQUARE FEET (0.034 ACRES) MORE OR LESS.

ALL LINEAL DIMENSIONS ARE US SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 8 ASSUMED TO BEAR N00°18'04"W AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP PLS #28666 IN RANGE BOX AT THE SOUTHEAST CORNER OF SAID SECTION 8 AND THE POSITION OF THE EAST QUARTER CORNER OF SAID SECTION 8 AS ESTABLISHED FROM THE 190 FOOT WITNESS CORNER TO THE NORTH BEING A FOUND 3-1/4" ALUMINUM CAP PLS #22103 AND A 170 FOOT WITNESS CORNER TO THE WEST BEING A 3-1/4" ALUMINUM CAP PLS #24673.



01/02/2024 12:17 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: 2023-DEDICATION-0000090
Asset Mgmt No.: 24-001

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 28th day of December, 2023, by **DTC URBAN MASTER, LLC**, a Colorado limited liability company, whose address is 4949 S. Niagara St., Ste. 300, Denver, CO, 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.

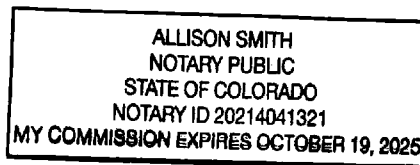
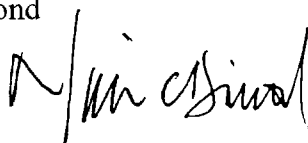
ATTEST:

DTC URBAN MASTER, LLC, a Colorado limited liability company

By: SBCO Investment Manager, LLC, its Manager

Name: Navin C. Dimond

Its: Manager



STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 28 day of December, 2023 by Navin C. Dimond, as manager of SBCO Investment Manager, LLC, which is the Manager of **DTC URBAN MASTER, LLC**, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: October 19, 2025



Notary Public

EXHIBIT "A"
PAGE 1 OF 3

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LAND DESCRIPTION

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF THE SPECIAL WARRANTY DEEDS RECORDED AT RECEPTION NO'S. 2020163043 AND 2020163044 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL 2

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EXHIBIT "A"
PAGE 2 OF 3

2021-PROJMSTR-0000263-ROW

CURVATURE; 3) THENCE 152.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 789.00 FEET, A CENTRAL ANGLE OF 11°06'30" AND A CHORD WHICH BEARS N83°46'43"W A DISTANCE OF 152.73 FEET TO A POINT ON A LINE THAT IS 13.50 FEET EASTERLY AND PARALLEL TO THE WESTERLY LINE OF SAID PROPERTY RECORDED AT RECEPTION NUMBER 2020163043; THENCE ALONG SAID PARALLEL LINE, N00°17'07"W A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

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PARCEL 3

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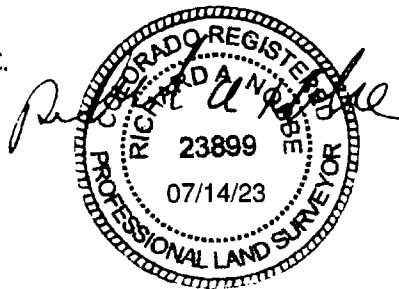
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PREPARED BY LISA JACKSON
REVIEWED BY RICHARD A. NOBBE, PLS
FOR AND ON BEHALF OF MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
303 431-6100
JULY 13, 2023
(PROJECT NO. 21.0552)

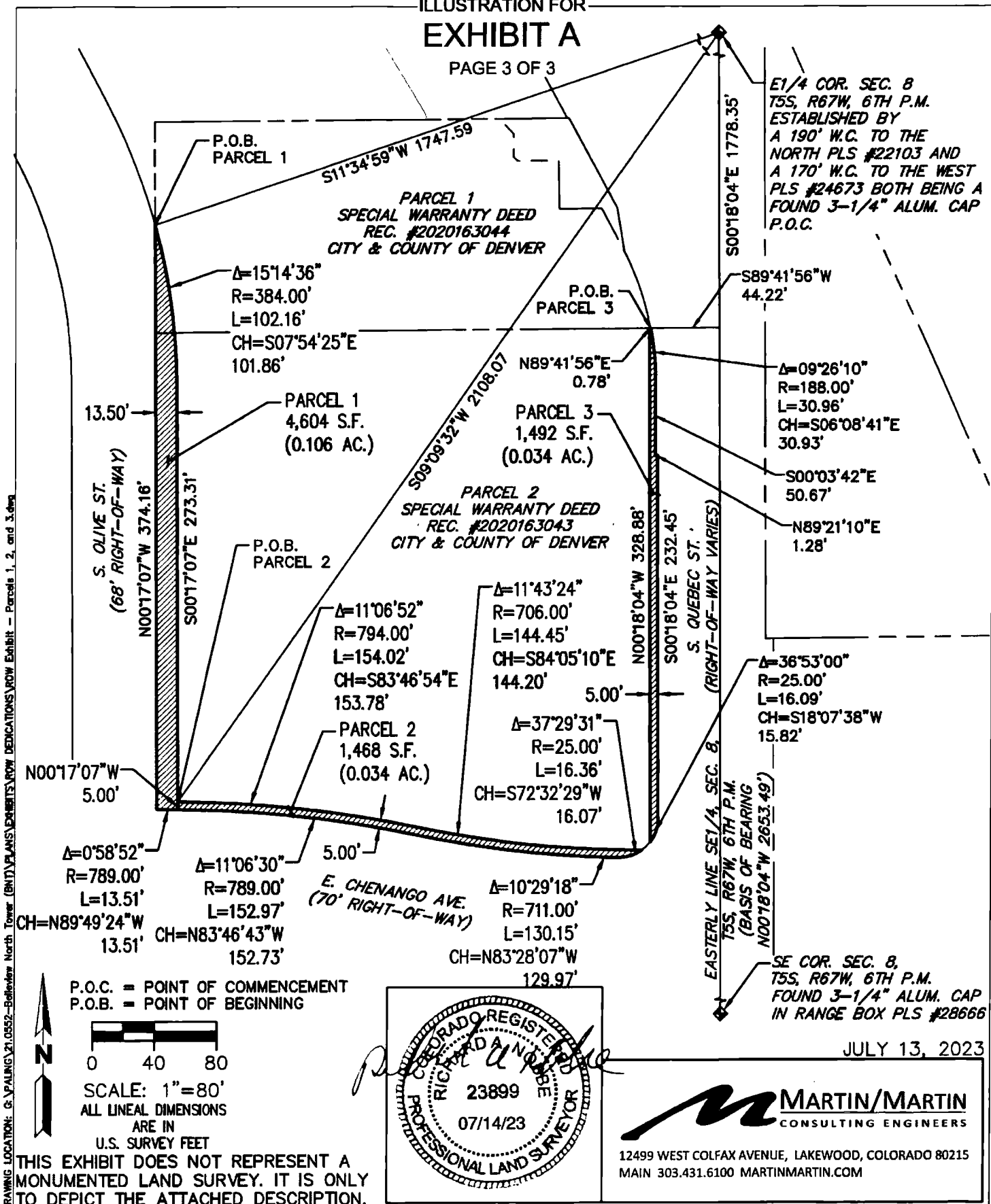


Digitally signed by Richard A. Nobbe PLS
DN: cn=Richard A. Nobbe PLS, o=StarMap, ou=StarMap, email=Richard.A.Nobbe@starmap.com, c=US
Date: 2023.07.14 14:19:28 -0507

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ILLUSTRATION FOR EXHIBIT A

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THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS ONLY TO DEPICT THE ATTACHED DESCRIPTION.