


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: July 17, 2025

ROW #: 2020-DEDICATION-0000034 **SCHEDULE #:** 1) 0503630043000, and 2) 0503630044000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by North Santa Fe Drive, West 6th Avenue, North Inca Street, and West 7th Avenue, and 2) North Santa Fe Drive, located near the intersection of North Santa Fe Drive and West 6th 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) Public Alley, and 2) North Santa Fe Drive. 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, "650 Santa Fe Redevelopment."

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 two parcels of land for Public Right-of-Way purposes as 1) Public Alley, and 2) North Santa Fe Drive. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2020-DEDICATION-0000034-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/TB/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
Councilperson Aide, Sayuri Toribio Rodarte
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, Martin Plate
Department of Law, Brad Beck
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Tom Breitnauer
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2020-DEDICATION-0000034

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: 720-865-3002

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: July 17, 2025

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) Public Alley, bounded by North Santa Fe Drive, West 6th Avenue, North Inca Street, and West 7th Avenue, and 2) North Santa Fe Drive, located near the intersection of North Santa Fe Drive and West 6th 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:

This project proposes to build a mixed-use structure on vacant land. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) North Santa Fe Dr.

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</i> <i>(A)</i>	<i>Additional Funds</i> <i>(B)</i>	<i>Total Contract Amount</i> <i>(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: 2020-DEDICATION-0000034

Description of Proposed Project: This project proposes to build a mixed-use structure on vacant land. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) North Santa Fe Dr.

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) Public Alley, and 2) North Santa Fe Drive.

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

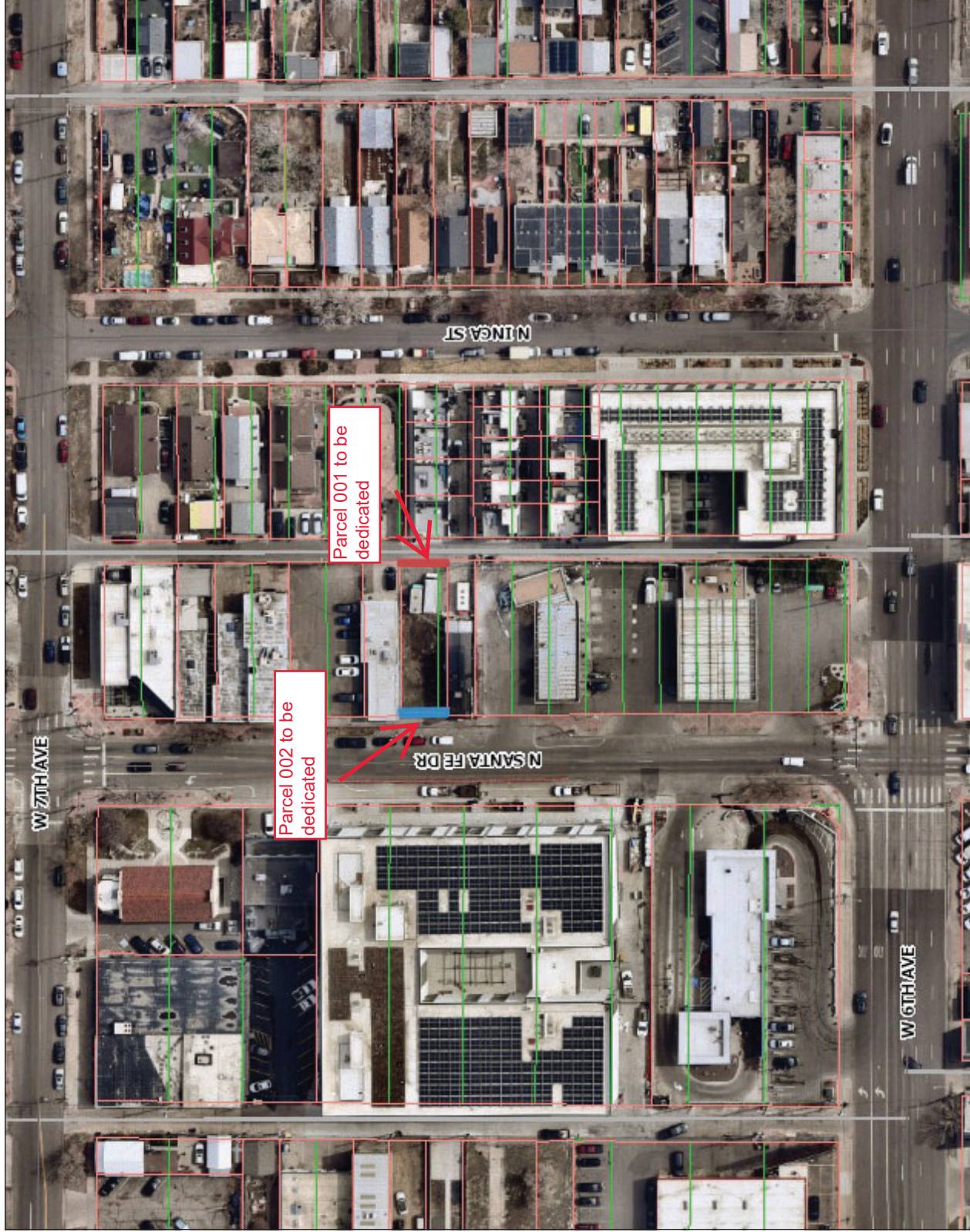
Will an easement be placed over a vacated area, and if so explain: N/A

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) Public Alley, and 2) North Santa Fe Drive, as part of the development project called, "650 Santa Fe Redevelopment."



- Legend
- Irrigation Ditches
 - Streets
 - Alleys
 - County Boundary
 - Parcels
 - Lots/Blocks



The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.

THIS IS NOT A LEGAL DOCUMENT.

Map Generated 7/17/2025

1: 1,560

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000034-001:

LAND DESCRIPTION - ALLEY PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 3RD DAY OF SEPTEMBER, 2020, AT RECEPTION NUMBER 2020142522 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 9 AND 10 BLOCK 18, ELMWOOD ADDITION TO THE CITY OF DENVER AND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 2.00 FEET OF LOT 9 AND THE NORTH 6.6 FEET OF LOT 10, BLOCK 18 ELMWOOD ADDITION TO THE CITY OF DENVER.

CONTAINING 63 SQUARE FEET OR 0.001 ACRES MORE OR LESS

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000034-002:

LAND DESCRIPTION - STREET PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 3RD DAY OF SEPTEMBER, 2020, AT RECEPTION NUMBER 2020142522 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 9 AND 10 BLOCK 18, ELMWOOD ADDITION TO THE CITY OF DENVER AND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 4.00 FEET OF LOT 9 AND THE NORTH 6.6 FEET OF LOT 10, BLOCK 18 ELMWOOD ADDITION TO THE CITY OF DENVER.

CONTAINING 126 SQUARE FEET OR 0.003 ACRES MORE OR LESS



09/03/2020 02:19 PM
City & County of Denver

R \$0.00

WD

2020142522

Page: 1 of 4

D \$0.00

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: 2020-Dedication-0000034
Asset Mgmt No.: 20-136

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 3rd day of September, 2020, by **650 SANTA FE DR, LLC**, a Colorado limited liability company, whose address 720 S Colorado Blvd PH N, Denver, CO 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.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

ATTEST:

650 SANTA FE DR, LLC, a Colorado Limited Liability Company

By: Kevin Cochran

Name: Kevin Cochran

Its: _____

STATE OF CO)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 3 day of September, 2022
by Kevin Cochran, as manager of 650 SANTA FE DR, LLC, a
Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: _____



David J Edwards
Notary Public

EXHIBIT A

SE 1/4 SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST 6th P.M.

----- CITY & COUNTY OF DENVER -----

LAND DESCRIPTION

A PORTION OF LOTS 9 AND 10 BLOCK 18, ELMWOOD ADDITION TO THE CITY OF DENVER AND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

THE EAST 2.00 FEET OF LOT 9 AND THE NORTH 6.6 FEET OF LOT 10, BLOCK 18 ELMWOOD ADDITION TO THE CITY OF DENVER.

CONTAINING 63 SQUARE FEET OR 0.001 ACRES MORE OR LESS


AND

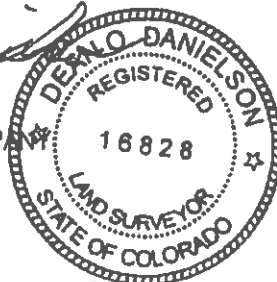
PARCEL 2

THE WEST 4.00 FEET OF LOT 9 AND THE NORTH 6.6 FEET OF LOT 10, BLOCK 18 ELMWOOD ADDITION TO THE CITY OF DENVER.

CONTAINING 126 SQUARE FEET OR 0.003 ACRES MORE OR LESS

I, DEAN O. DANIELSON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.


DEAN O. DANIELSON
P.L.S. NO. 16828
BELL SURVEYING COMPANY
500 KALAMATH ST.
DENVER, CO. 80204
303-629-0165



THIS LAND DESCRIPTION IS NOT THE RESULT OF A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEFINE THE DEDICATION DESCRIBED HEREON.

CITY & COUNTY OF DENVER

LAND DESCRIPTION

PART OF LOTS 9 & 10 BLOCK 18
ELMWOOD ADDITION TO THE CITY OF DENVER

SCALE: 1"=20'

DATE: MARCH 10, 2020

REV: 4/8/2020

SHEET 1 OF 2 SHEETS

DRN. DD

APPR.

20203-106

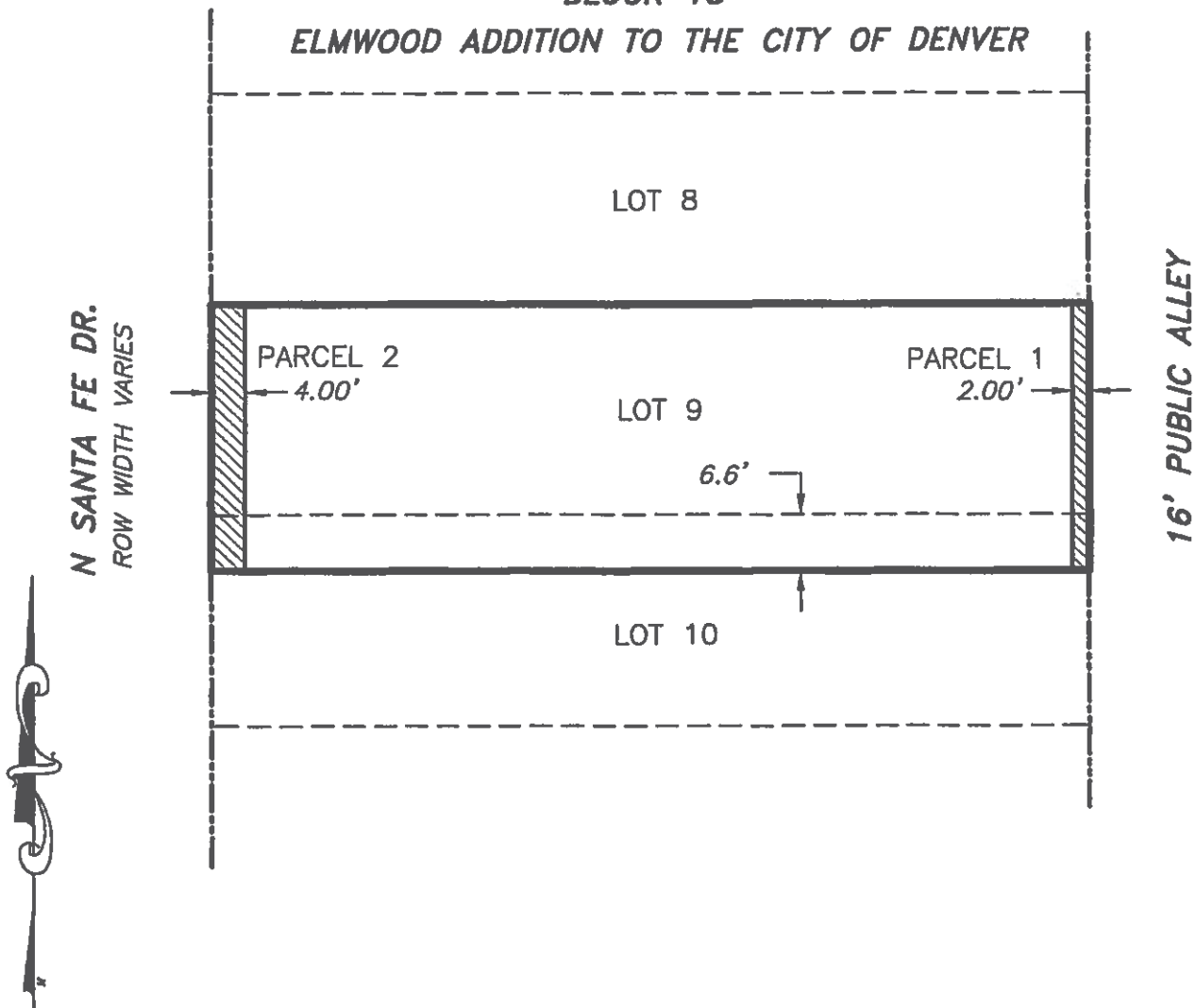
EXHIBIT A

SE 1/4 SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST 6th P.M.

----- CITY & COUNTY OF DENVER -----

BLOCK 18

ELMWOOD ADDITION TO THE CITY OF DENVER



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

CITY & COUNTY OF DENVER

LAND DESCRIPTION

PART OF LOTS 9 & 10 BLOCK 18
ELMWOOD ADDITION TO THE CITY OF DENVER

SCALE: 1"=20'

DATE: MARCH 10, 2020

REV: 4/8/2020

SHEET 2 OF 2 SHEETS

DRN. DD

APPR.

20203-106