


**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 10, 2024

**ROW #:** 2021-DEDICATION-0000186 **SCHEDULE #:** 1) 023423408000, and 2) 00234234079000

**TITLE:** This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by Lawrence Street, 22<sup>nd</sup> Street, Arapahoe Street and 21<sup>st</sup> Street, and 2) Lawrence Street, located near the intersection of 21<sup>st</sup> Street and Lawrence 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 1) Public Alley, and 2) Lawrence 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, "Kenect Denver"

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) Public Alley, and 2) Lawrence Street. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2021-DEDICATION-0000186-001, 002) HERE.**

A map of the area to be dedicated is attached.

GB/TB /BV

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Darrell Watson District # 9  
Councilperson Aide, N/A  
Councilperson Aide, N/A  
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, Joann Tristani  
DOTI Survey, Tom Savich  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2021-DEDICATION-0000186

City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services  
201 W. Colfax Ave. | Denver, CO 80215  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
Phone: 720-913-1311

## ORDINANCE/RESOLUTION REQUEST

Please email requests to Nicholas Williams  
at [Nicholas.Williams@DenverGov.org](mailto: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 10, 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 two City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by Lawrence Street, 22<sup>nd</sup> Street, Arapahoe Street and 21<sup>st</sup> Street, and 2) Lawrence Street, located near the intersection of 21<sup>st</sup> Street and Lawrence Street.

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

4. **Contact Person:** (With actual knowledge of proposed ordinance/resolution.)

- **Name:** Barbara Valdez
- **Phone:** 720 865-3153
- **Email:** [Barbara.valdez@denvergov.org](mailto:Barbara.valdez@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](mailto:Nicholas.Williams@denvergov.org)

6. **General description/background of proposed resolution including contract scope of work if applicable:** Build a new mixed-use building on vacant land. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) Lawrence 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:** Bounded by Lawrence Street, 22<sup>nd</sup> Street, Arapahoe Street, and 21<sup>st</sup> Street
- d. **Affected Council District:** Darrell Watson, District # 9
- 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.

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*To be completed by Mayor's Legislative Team:*

SIRE Tracking Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_



## EXECUTIVE SUMMARY

**Project Title:** 2021-DEDICATION-0000186

**Description of Proposed Project:** Build a new mixed-use building on vacant land. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) Lawrence 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) Public Alley and 2) Lawrence 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) Public Alley, and 2) Lawrence Street, as part of the development project called, "Kenect Denver."








City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services  
201 W. Colfax Ave | Denver, CO 80215  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
Phone: 720-913-1311

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## Legend

-  City Engineer Quarter Section
-  Township Range Section
-  Streets
-  Alleys
-  County Boundary
-  Parcels
-  Lots/Blocks

145 0 72.5 145 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City and County of Denver

1:1,128

Map Generated 1/10/2024

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.

**PARCEL DESCRIPTION ROW NO 2021-DEDICATION-0000186-001:**

**LAND DESCRIPTION - ALLEY PARCEL #1:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 25TH DAY OF MARCH, 2022, AT RECEPTION NUMBER 2022040614 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND WITHIN BLOCK 81, EAST DENVER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEASTERLY 2.00 FEET OF LOTS 5 THROUGH 13, INCLUSIVE, BLOCK 81, EAST DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO

SAID PARCEL CONTAINS 451 SQUARE FEET (0.010 ACRES), MORE OR LESS.

**PARCEL DESCRIPTION ROW NO 2021-DEDICATION-0000186-002:**

**LAND DESCRIPTION - STREET PARCEL #2:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 25TH DAY OF MARCH, 2022, AT RECEPTION NUMBER 2022040614 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND WITHIN BLOCK 81, EAST DENVER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHWESTERLY 4.00 FEET OF LOTS 5 THROUGH 13, INCLUSIVE, BLOCK 81, EAST DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO

SAID PARCEL CONTAINS 903 SQUARE FEET (0.021 ACRES), MORE OR LESS.

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

**Project Description: 2021-Dedication-0000186 & 187**  
**Asset Mgmt No.: 22-035**



**2022040614**

Page: 1 of 8

D \$0.00

### **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED ("Deed")**, made as of this 21st day of March, 2022, by **AP 2126 LAWRENCE PROPERTY, LLC**, a Delaware limited liability company, whose address is 640 N LaSalle Street, Suite 282, Chicago, IL 60654, United States, 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:

AP 2126 LAWRENCE PROPERTY, LLC, a Delaware limited liability company

By: [Signature]

Name: Timothy G. Franzen

Its: Authorized Signatory

STATE OF ILLINOIS )  
 ) ss.

COUNTY OF COOK )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of MARCH, 2022  
by Timothy G. Franzen, as Authorized Signatory of AP 2126 Lawrence Property, LLC, a  
Delaware limited liability company.

Witness my hand and official seal.

My commission expires: 02/11/2025



[Signature]  
Notary Public



EXHIBIT A  
LAND DESCRIPTION  
SHEET 1 OF 2

A PARCEL OF LAND WITHIN BLOCK 81, EAST DENVER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PREPARED BY JOLENE WILLIAMS  
REVIEWED BY RICHARD A. NOBBE, PLS  
FOR AND ON BEHALF OF MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
LAKEWOOD, COLORADO 80215  
JANUARY 11, 2022  
JOB #18.0250

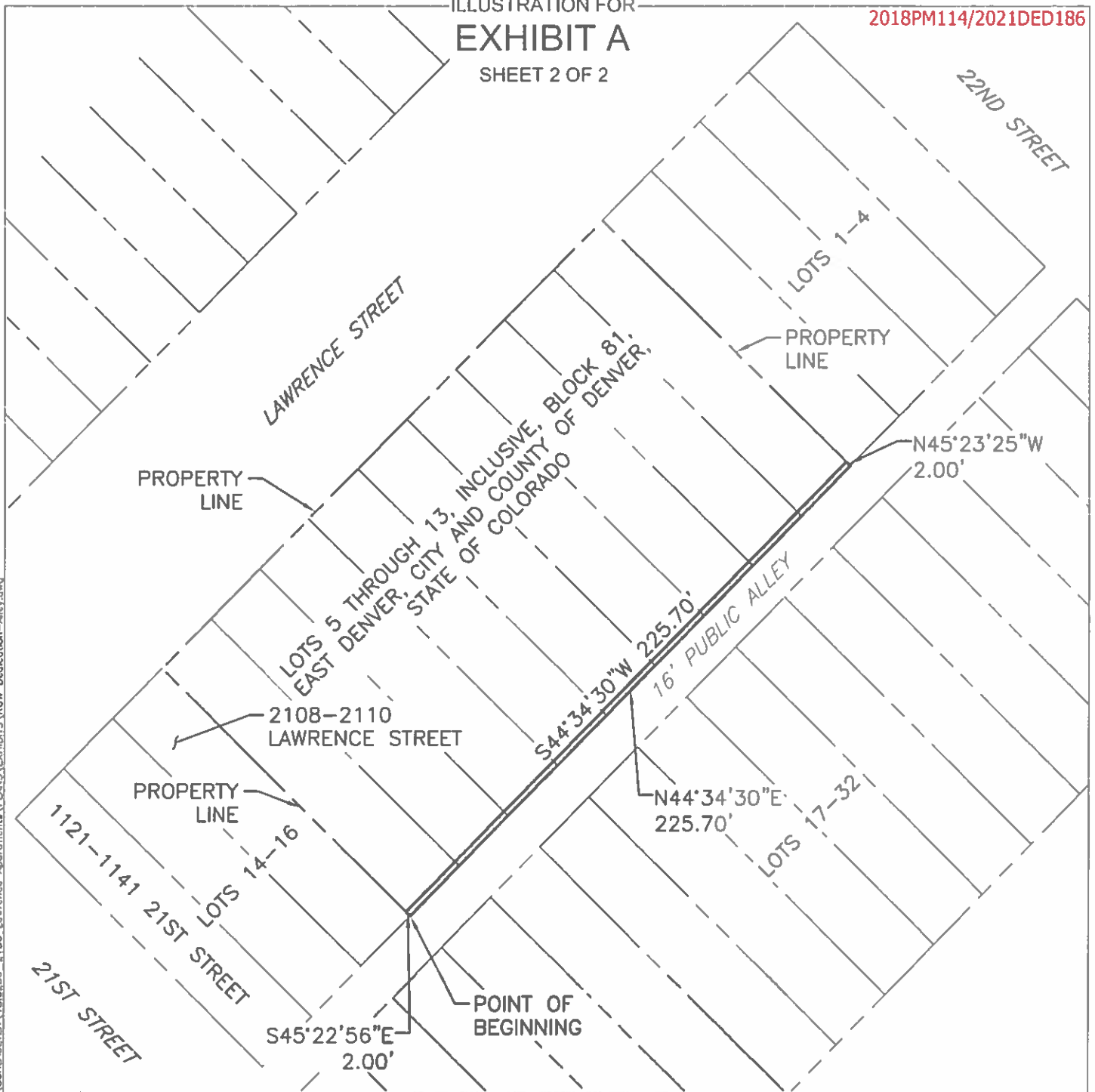




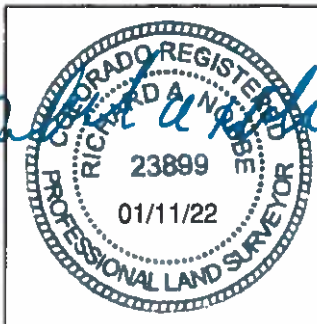
ILLUSTRATION FOR  
**EXHIBIT A**

SHEET 2 OF 2

2018PM114/2021DED186



0 25 50  
SCALE: 1"=50'  
ALL DIMENSIONS ARE  
U.S. SURVEY FEET



JANUARY 11, 2022

**MARTIN/MARTIN**  
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
MAIN 303.431.6100 MARTINMARTIN.COM

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

DRAWING LOCATION: \\mncivil.martin.local\civ\SCHLAGETER\18.0250-2136 Lawrence Apartments\PLANS\EXHIBITS\ROW Dedication-Alley.dwg

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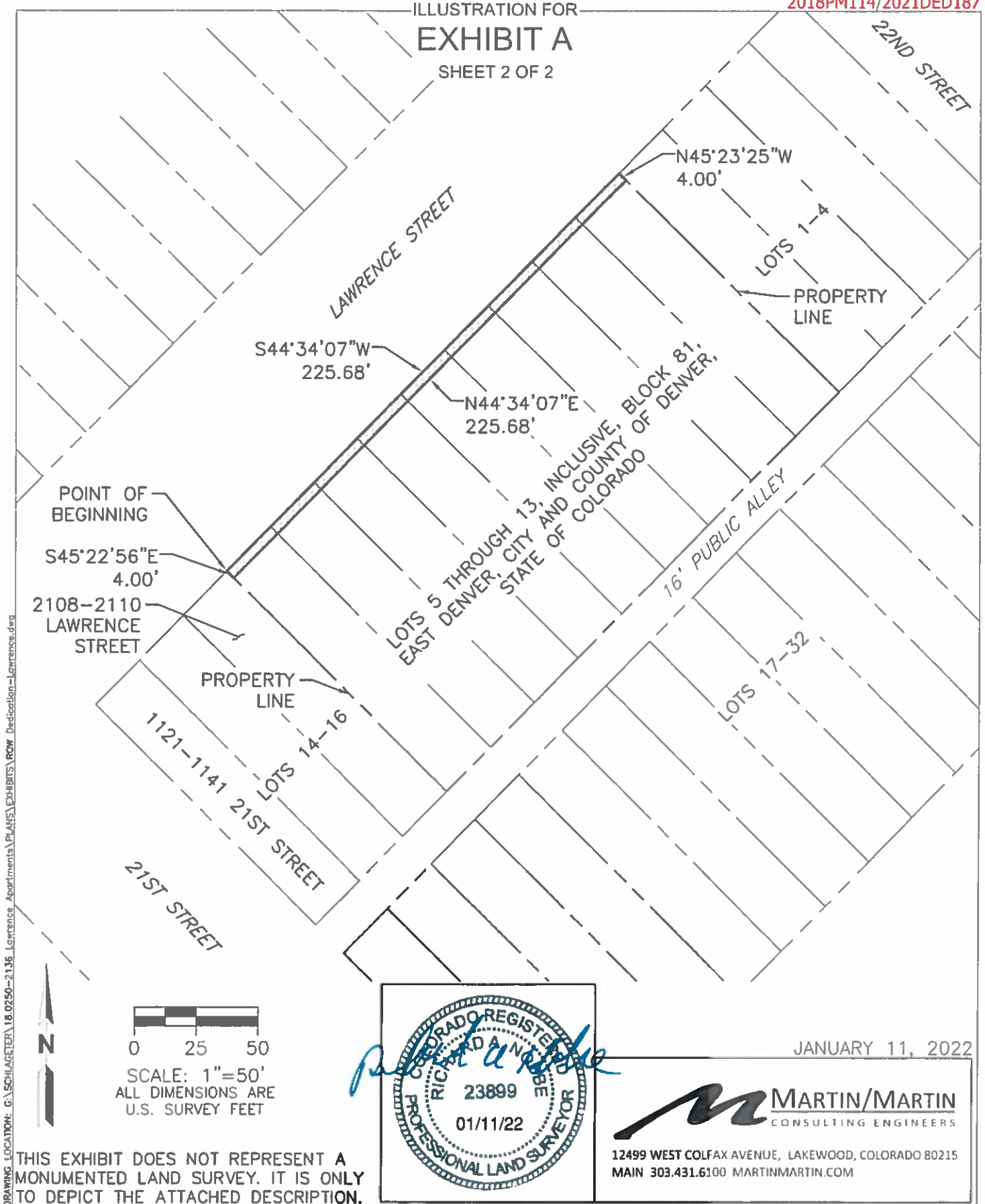
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ILLUSTRATION FOR

## EXHIBIT A

SHEET 2 OF 2



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