



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: March 27, 2024

ROW#: 2021-DEDICATION-0000019 **SCHEDULE #:** Adjacent to 1) 0508632064000 and 0508632065000, and 2) 0508632064000 and 0508632065000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by South Federal Boulevard, West Cedar Avenue, South Grove Street, and West Alameda Avenue, and 2) South Federal Boulevard, located at the intersection of South Federal Boulevard and West Cedar 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) South Federal Boulevard. 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, “Pilotah 211 S Federal Blvd.”

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) South Federal Boulevard. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2021-DEDICATION-00000019-001, 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
- 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, Katie Ehlers
- Department of Law, Mar’quasa Maes
- DOTI Survey, Thomas Breitnauer
- DOTI Ordinance
- Owner: City and County of Denver
- Project file folder 2021-DEDICATION-0000019

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: March 27, 2024

Please mark one: Bill Request or Resolution Request

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 South Federal Boulevard, West Cedar Avenue, South Grove Street, and West Alameda Avenue, and 2) South Federal Boulevard, located at the intersection of South Federal Boulevard and West Cedar 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: Nicholas Williams
Email: Barbara.Valdez@denvergov.org	Email: Nicholas.Williams@denvergov.org

5. **General description or background of proposed request. Attach executive summary if more space needed:**
Proposing to build new apartment building on vacant land. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) South Federal Boulevard.

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: 2021-DEDICATION-0000019

Description of Proposed Project: Proposing to build new apartment building on vacant land. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) South Federal Boulevard.

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) South Federal Boulevard.

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

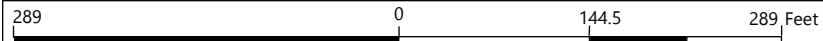
Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) Public Alley, and 2) South Federal Boulevard, as part of the development project called, "Pilotah 211 S Federal Blvd."

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



- Legend
-  Buildings
 -  Streets
 -  Alleys
 -  County Boundary
 -  Parcels
 -  Lots/Blocks



PARCEL DESCRIPTION ROW NO 2021-DEDICATION-0000019-001:

LAND DESCRIPTION - ALLEY PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 24TH DAY OF JUNE, 2021, AT RECEPTION NUMBER 2021120536 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF THE 6 FOOT VACATED PORTION OF WEST CEDAR AVENUE AS DESCRIBED IN ORDINANCE 89 SERIES 1938, AND A PORTION OF LOTS 49 THROUGH 58, BLOCK 1, BUCHTEL'S SUBDIVISION, AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RANGE POINT IN THE INTERSECTION OF GROVE STREET AND CEDAR AVENUE, BEING A DRAGTOOTH IN RANGE BOX, FROM WHENCE A RANGE POINT IN THE INTERSECTION OF GROVE STREET AND BAYAUD AVENUE, BEING A 1.5" ALUMINUM CAP IN RANGE BOX MARKED "PLS 32433", BEARS NORTH 00°25'05" WEST, A DISTANCE OF 580.24 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO:

THENCE SOUTH 75°30'30" EAST, A DISTANCE OF 207.11 FEET TO A POINT ON THE NORTH LINE OF SAID 6 FOOT VACATED PORTION OF WEST CEDAR AVENUE AND THE POINT OF BEGINNING;

THENCE NORTH 89°39'52" EAST ALONG SAID NORTH LINE, A DISTANCE OF 2.50 FEET;

THENCE SOUTH 00°26'21" EAST, A DISTANCE OF 255.93 FEET TO THE SOUTH LINE OF SAID LOT 49;

THENCE SOUTH 89°39'45" WEST ALONG THE SOUTH LINE OF SAID LOT 49, A DISTANCE OF 2.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 49;

THENCE NORTH 00°26'21" WEST ALONG THE WEST LINE OF SAID LOTS 49 THROUGH LOT 58, A DISTANCE OF 255.93 FEET THE POINT OF BEGINNING.

CONTAINING: 640 SQUARE FEET, 0.015 ACRES OF LAND, MORE OR LESS.

PARCEL DESCRIPTION ROW NO 2021-DEDICATION-0000019-002:

LAND DESCRIPTION - STREET PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 24TH DAY OF JUNE, 2021, AT RECEPTION NUMBER 2021120536 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

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COMMENCING AT A RANGE POINT IN THE INTERSECTION OF GROVE STREET AND CEDAR AVENUE, BEING A DRAGTOOTH IN RANGE BOX, FROM WHENCE A RANGE POINT IN THE INTERSECTION OF GROVE

STREET AND BAYAUD AVENUE, BEING A 1.5" ALUMINUM CAP IN RANGE BOX MARKED "PLS 32433", BEARS NORTH 00°25'05" WEST, A DISTANCE OF 580.24 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO:

THENCE SOUTH 80°05'23" EAST, A DISTANCE OF 297.97 FEET TO A POINT ON THE NORTH LINE OF SAID 6 FOOT VACATED PORTION OF WEST CEDAR AVENUE AND THE POINT OF BEGINNING;

THENCE NORTH 89°39'52" EAST ALONG SAID NORTH LINE, A DISTANCE OF 11.18 FEET TO THE NORTHWESTERLY CORNER OF THE PARCEL DESCRIBED IN RECEPTION NUMBER 2010030142;

THENCE ALONG THE WEST LINE OF SAID PARCEL THE FOLLOWING FOUR COURSES:

1) SOUTH 45°29'54" EAST, A DISTANCE OF 8.31 FEET;

2) SOUTH 00°26'10" EAST, A DISTANCE OF 17.11 FEET;

3) 138.90 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 4823.50 FEET, A DELTA OF 01°39'00", AND A CHORD WHICH BEARS SOUTH 01°15'40" EAST, A DISTANCE OF 138.89 FEET;

4) SOUTH 02°05'13" EAST, A DISTANCE OF 94.13 FEET TO THE SOUTH LINE OF SAID LOT 49;

THENCE SOUTH 89°39'45" WEST ALONG THE SOUTH LINE OF SAID LOT 49, A DISTANCE OF 6.50 FEET;

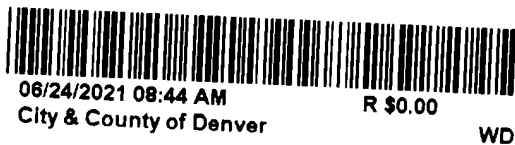
THENCE NORTH 02°05'26" WEST, A DISTANCE OF 94.05 FEET;

THENCE NORTH 01°15'35" WEST, A DISTANCE OF 138.85 FEET;

THENCE NORTH 00°26'09" WEST, A DISTANCE OF 20.73 FEET;

THENCE NORTH 77°43'18" WEST, A DISTANCE OF 10.83 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,613 SQUARE FEET, 0.037 ACRES OF LAND, MORE OR LESS.



2021120536
Page: 1 of 5
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: 2021-Dedication-0000019
Asset Mgmt No.: 21-045

SPECIAL WARRANTY DEED

June THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 7th day of June, 2021, by **REDI CORPORATION**, a Colorado nonprofit corporation, whose address is 2025 York Street, Denver, CO 80205, 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:

REDI CORPORATION, a Colorado nonprofit corporation

By: *David G. Murphy*

Name: DAVID G MURPHY

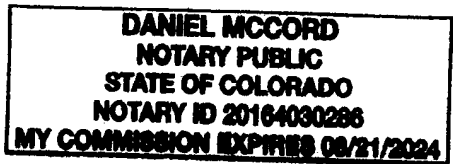
Its: Executive Director

STATE OF Colorado)
) ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 7th day of June, 2021
by David G. Murphy, as Exec. Director of **REDI CORPORATION**, a
Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: 08/21/2024



Daniel McCord
Notary Public

2019-PROJMSTR-0000628-ROW

EXHIBIT "A" LAND DESCRIPTION

SHEET 1 OF 3

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF THE 6 FOOT VACATED PORTION OF WEST CEDAR AVENUE AS DESCRIBED IN ORDINANCE 89 SERIES 1938, AND A PORTION OF LOTS 49 THROUGH 58, BLOCK 1, BUCHTEL'S SUBDIVISION, AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PREPARED BY:

JEFFREY J. MACKENZIE P.L.S. 34783

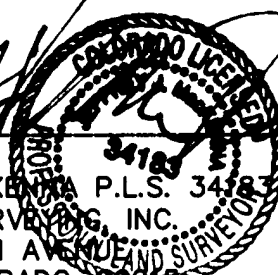
FOR FALCON SURVEYING, INC.

9940 WEST 25TH AVENUE

LAKEWOOD COLORADO, 80246

(303)202-1560

DATE: 03/05/2021



2019-PROJMSTR-0000628-ROW

EXHIBIT "A" LAND DESCRIPTION

SHEET 2 OF 3

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF THE 6 FOOT VACATED PORTION OF WEST CEDAR AVENUE AS DESCRIBED IN ORDINANCE 89 SERIES 1938, AND A PORTION OF LOTS 49 THROUGH 58, BLOCK 1, BUCHTEL'S SUBDIVISION, AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING: 1,613 SQUARE FEET, 0.037 ACRES OF LAND, MORE OR LESS.

PREPARED BY: 
JEFFREY J. MACKENNA P.L.S. 34183
FOR FALCON SURVEYING, INC.
9940 WEST 25TH AVENUE
LAKEWOOD COLORADO, 80245
(303)202-1560

DATE: 03/05/2021

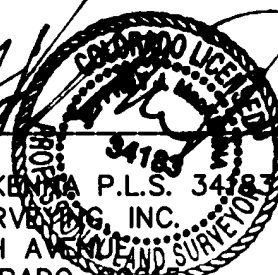


EXHIBIT "A"

SITUATED IN THE SW 1/4, SECTION 8, T4S, R68W, OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 3 OF 3

FOUND 1.5" ALUMINUM CAP
"PLS 32433" (INT. OF GROVE
ST. & BAYAUD AVE.)

BASIS OF BEARINGS:
N00°25'05"W 580.24'(M) 580'(R)

POINT OF COMMENCEMENT
FOUND DRAG TOOTH (INT. OF
GROVE ST. & CEDAR AVE.)

CALCULATED
RANGE POINT

21' RANGE LINE
N89°39'52"E
345.23'(M) 345'(R)

TIE TO PARCEL 2
S80°05'23"E
297.97'(M)

TIE TO
PARCEL 1
S75°30'30"E
207.11'(M)

N89°39'52"E
2.50'

POINT OF
BEGINNING
PARCEL 1

6' VACATED ORD. 89 SERIES 1938

POINT OF BEGINNING
PARCEL 2

LOT 58 N77°43'18"W 10.83'

LOT 57

PARCEL 1
640 SQ. FT.
OR 0.015 ACRES ±

LOT 56

PARCEL 2
1,613 SQ. FT.
OR 0.037 ACRES ±

LOT 55

LOT 54

LOT 53

LOT 52

LOT 51

LOT 51

LOT 50

LOT 49

S89°39'45"W
2.50'

LOT 48

S89°39'45"W
6.50'

30' RANGE LINE
S89°59'05"W
345.22'(M) 345.00'(R)

CALCULATED
RANGE POINT

CALCULATED
RANGE POINT

SOUTH 1/4 CORNER
SEC8-T4S-R68W

CENTER 1/4 CORNER
SEC8-T4S-R68W

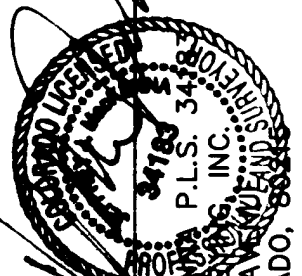
EAST LINE OF THE SOUTHWEST 1/4
SEC8-T4S-R68W
N00°26'17"W 2646.91'(M)

20' RANGE LINE
S00°26'17"E
822.19'(M) 822.39'(R)

20.00'



DATE: 03/05/2021



PREPARED BY: *Jeffrey J. Mackenna*
JEFFREY J. MACKENNA P.L.S. 34783
FOR FALCON SURVEYING, INC.
9940 WEST 25TH AVENUE
LAKEWOOD COLORADO, 80038
(303)202-1560

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