




**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:** July 20, 2023  
**ROW #:** 2023-DEDICATION-0000191                      **SCHEDULE#:** 1) 0708400252000,  
and 2) 0708400252000

**TITLE:** This request is to dedicate two City-owned parcels of land as 1) South Quebec Street, located near the intersection of South Quebec Street and East Layton Avenue, and 2) South Quebec Street, located near 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 Quebec Street, and 2) South Quebec Street.

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 existing City owned land for Public Right-of-Way purposes as Public Right-of-Way. The land is described as follows:

**INSERT PARCEL DESCRIPTION ROW ( 2023-DEDICATION-0000191-001, 002 ) HERE.**

A map of the area to be dedicated is attached.

MB/BP/LRA

- cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)
- City Councilperson, Diana Romero Campbell District # 4
- Council Aide, Andrew Brooks
- Council Aide, Macy Conant
- City Council Staff, Luke Palmisano
- Environmental Services, Andrew Ross
- DOTI, Manager’s Office, Alba Castro
- DOTI, Manager’s Office Jason Gallardo
- 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, Brian Pfohl
- DOTI Ordinance
- Project file folder 2023-DEDICATION-0000191

**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 Jason Gallardo  
at [Jason.Gallardo@DenverGov.org](mailto:Jason.Gallardo@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: July 20, 2023

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 1) South Quebec Street, located near the intersection of South Quebec Street and East Layton Avenue, and 2) South Quebec Street, located near 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](mailto: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:** Jason Gallardo
- **Phone:** 720-865-8723
- **Email:** [Jason.Gallardo@denvergov.org](mailto:Jason.Gallardo@denvergov.org)

6. **General description/background of proposed resolution including contract scope of work if applicable:** Surveyor is requesting two remnant parcels to be dedicated as Right-of-Way. Remnant parcels were created as part of the "Bellevue North Tower" project. There are two deeds in the packet, reception # 2013045270 and 2012088650.

**\*\*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:** Located near the intersection of South Quebec Street, between East Layton Avenue and East Chenango Avenue
- d. **Affected Council District:** Diana Romero Campbell District # 4
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):**

7. **Is there any controversy surrounding this ordinance?** (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-0000191

**Description of Proposed Project:** Surveyor is requesting two remnant parcels to be dedicated as Right-of-Way. Remnant parcels were created as part of the "Bellevue North Tower" project. There are two deeds in the packet, reception # 2013045270 and 2012088650.

**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 Quebec Street, and 2) 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

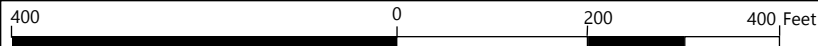
**Will an easement relinquishment be submitted at a later date:** N/A

**Additional information:** This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) South Quebec Street, and 2) South Quebec Street.



**Legend**

- Streets
- Alleys
- ▭ County Boundary
- ▭ Parcels





**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000191-001:**

**LAND DESCRIPTION – STREET PARCEL NO. 1**

A PORTION OF A PARCEL OF LAND RECORDED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE AS RECEPTION NUMBER 2013045270, 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, AND DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 8, ASSUMED TO BEAR N00°18'04"W, A DISTANCE OF 2653.49 FEET 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.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 8;

THENCE S00°18'04"E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 8, A DISTANCE OF 1643.49 FEET TO THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL DESCRIBED IN RECEPTION NUMBER 2013045270, EXTENDED EAST;

THENCE S89°34'32"W ALONG SAID NORTH LINE EXTENDED EAST, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AND ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE EAST AND SOUTHEASTERLY LINES OF SAID PARCEL THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S00°18'04"E, A DISTANCE OF 4.24 FEET TO A NON-TANGENT CURVE TO THE LEFT, FROM WHENCE THE CENTER OF SAID CURVE BEARS S19°06'15"E;
2. 54.30 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 48.00 FEET, AND A CENTRAL ANGLE OF 64°49'02" TO A POINT ON THE EASTERLY LINE OF A PARCEL OF LAND RECORDED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE AS RECEPTION NO. 2021088650;

THENCE N28°11'32"W ALONG SAID EASTERLY LINE, A DISTANCE OF 50.04 FEET TO THE NORTH LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2013045270;

THENCE N89°34'32"E ALONG SAID NORTH LINE, A DISTANCE OF 55.64 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1039 SQUARE FEET, MORE OR LESS.

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000191-002:****LAND DESCRIPTION – STREET PARCEL NO. 2**

A PORTION OF A PARCEL OF LAND RECORDED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE AS, RECEPTION NUMBER 2013045270, 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, AND DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 8, ASSUMED TO BEAR N00°18'04"W, A DISTANCE OF 2653.49 FEET 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.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 8;

THENCE S00°18'04"E, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 8, A DISTANCE OF 1643.49 FEET TO THE INTERSECTION OF THE NORTH LINE OF SAID PARCEL DESCRIBED IN RECEPTION NUMBER 2013045270, EXTENDED EAST;

THENCE S89°34'32"W ALONG SAID NORTH LINE EXTENDED EAST, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE ALONG THE EAST AND SOUTHEASTERLY LINES OF SAID PARCEL THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S00°18'04"E, A DISTANCE OF 4.24 FEET TO A NON-TANGENT CURVE TO THE LEFT, FROM WHENCE THE CENTER OF SAID CURVE BEARS S19°06'15"E;
2. 92.69 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 48.00 FEET, AND A CENTRAL ANGLE OF 110°38'43" TO A POINT ON THE EASTERLY LINE OF A PARCEL OF LAND RECORDED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE AS RECEPTION NO. 2021088650, AND ALSO BEING THE POINT OF BEGINNING;

THENCE 26.60 FEET CONTINUING ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 48.00 FEET, AND A CENTRAL ANGLE OF 31°44'55" TO A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 8;

THENCE S00°18'04"E ALONG SAID PARALLEL LINE, A DISTANCE OF 121.17 FEET;

THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCEL DESCRIBED IN RECEPTION NUMBER 2013045270, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. S89°22'10"W, A DISTANCE OF 1.28 FEET;
2. N00°02'42"W, A DISTANCE OF 50.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, FROM WHENCE THE CENTER OF SAID CURVE BEARS SOUTH 88°35'24" WEST;
3. 75.65 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 188.00 FEET, AND A CENTRAL ANGLE OF 23°03'19", TO A NON-TANGENT CURVE, FROM WHENCE THE CENTER OF SAID CURVE BEARS SOUTH 63°49'29" WEST;
4. 7.36 FEET ALONG THE ARC SAID CURVE TO THE LEFT, HAVING A RADIUS OF 890.08 FEET, AND A CENTRAL ANGLE OF 00°28'25", TO THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2021088650;

THENCE N09°12'30"W ALONG SAID EAST LINE, A DISTANCE OF 5.59 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 598 SQUARE FEET, MORE OR LESS.

CITY & COUNTY OF DENVER  
ASSET MANAGEMENT  
201 W. GOLFAX AVE DEPT 1012  
DENVER, CO 80202

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**

[Statutory Form - C.R.S. § 38-30-116]

[CONVENIENCE DEED – NO DOCUMENTARY FEE REQUIRED]

REGIONAL TRANSPORTATION DISTRICT, a political subdivision of the State of Colorado ("Grantor"), whose street address is 1600 Blake Street, Denver, Colorado 80202, for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, hereby sells and quitclaims to CITY AND COUNTY OF DENVER, a Colorado municipal corporation and home rule city, whose street address is 1437 Bannock Street, Denver, Colorado 80202, all of Grantor's right, title and interest in and to the real property described on Exhibit A attached hereto and made a part hereof, with all its appurtenances.

This Deed is made and delivered as of the 25th day of March, 2013, not to be effective unless and until the plat entitled "Bellevue Station Filing No. 3" is recorded in the real property records of the City and County of Denver.

EXECUTED this 25th day of March, 2013.

REGIONAL TRANSPORTATION DISTRICT, a political subdivision of the State of Colorado

By: [Signature]  
Name: Pichaya Srestha  
Title: Sr. Manager, Program Management

 2013045270  
Page: 1 of 4  
04/02/2013 09:29A  
City & County of Denver QCD RD.00 DD.00

Asset Mgmt. # B-032

Asset Management: 4-2-13  
Date: 4-2-13

Project Description: Raw Bellevue Station & Quebec

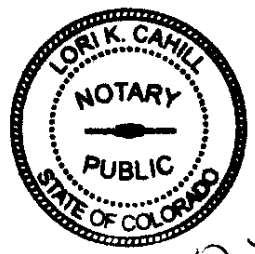


STATE OF COLORADO )  
 ) ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of March, 2013 by Pragya Shrestha as Sr Mgr, Program Mgmt of the Regional Transportation District, a political subdivision of the State of Colorado.

Witness my hand and official seal.

My commission expires:



My Commission Expires 12-7-14

Lori K. Cahill  
Notary Public

APPROVED AS TO LEGAL FORM:

By: L. Graham  
Lori L. Graham  
Associate General Counsel

**EXHIBIT A**  
**To**  
**QUITCLAIM DEED**

(Description of Property)

**EXHIBIT "A"**  
**PROJECT NO. NH 0252-299**  
**PARCEL NO. 326**  
**PROJECT CODE: 11584**  
**DATE: May 12, 2000**

**LEGAL DESCRIPTION**

A parcel of land No. 326 of the Department of Transportation, State of Colorado, Project No. NH 0252-299 containing 3689 square feet, more or less, a lot as described Recept # 9500099339, in the SE ¼ of the SE ¼ of Section 8, Township 5 S, Range 67W, of the Sixth Principal Meridian, in the City and County of Denver, Colorado, said parcel being more particularly described as follows:

Commencing at the SW corner of Section 9, a 3 ¼ " aluminum cap, stamped "CDOT PLS 28666"; Thence N. 2 32' 58" W., a distance of 1010.55 feet to a point on the west right of way of Quebec Street which is the POINT OF BEGINNING;

1. Thence S. 89 33' 56" W., along the northerly line of said lot, a distance of 99.80 feet;
2. Thence S. 43 24' 16" E., a distance of 13.38 feet;
3. Thence S. 0 00' 00" W., a distance of 14.67 feet;
4. Thence S. 45 03' 45" E., a distance of 3.54 feet;
5. Thence N. 89 43' 45" E., a distance of 26.11 feet;
6. Thence S. 1 06' 02" E., a distance of 30.85 feet;
7. Thence N. 89 30' 56" E., a distance of 26.67 feet;
8. Thence along the arc of a curve to the right having a radius of 890.06 feet, a distance of 38.52 feet, (the chord of said arc bears S. 27 26' 12" E., a distance of 38.52 feet);
9. Thence along the arc of a curve to the right having a radius of 188.00 feet, a distance of 75.65 feet, (the chord of said arc bears S. 12 57' 32" E., a distance of 75.14 feet);
10. Thence S. 0 03' 59" E., a distance of 50.67 feet;
11. Thence N. 89 20' 53" E., a distance of 1.28 feet, to the said west right of way line of Quebec Street;
12. Thence N. 0 19' 21" W., along said west right of way line, a distance of 121.17 feet;
13. Thence, continuing along said west right of way line, along the arc of a curve to the right having a radius of 48.00 feet, a distance of 119.31 feet, (the chord of said arc bears N. 0 18' 45" W., a distance of 90.88 feet);

14. Thence N. 0 29' 24" W., continuing along said west right of way line, a distance of 4.16 feet, more or less, to the POINT OF BEGINNING.

The above described parcel 0.085 acres / 3689 square feet, more or less.

**Basis of Bearing:** S 22° 58' 58" E between Colorado High Accuracy Network (HARN) stations "Transportation" and "Jog", as described in the Survey Control Diagram for the CDOT Southeast Corridor Project NH 0252-299.

For and on Behalf of the  
Colorado Department of Transportation  
Joseph T. Gunderson, PLS 30826  
2000 S. Holly Street  
Denver CO 80222-4818





05/07/2021 10:06 AM  
City & County of Denver  
Electronically Recorded

R \$23.00

QCD

D \$5.52

After recording, return to:  
City Attorney's Office  
201 W. Colfax Ave.  
Denver, CO 80202  
Asset Mgmt No.: 21-042

**QUITCLAIM DEED**

**THE CITY AND COUNTY OF DENVER**, a Colorado municipal corporation and home rule city (the "Grantor"), whose address is 1437 Bannock Street, Denver, Colorado, 80202, for the consideration of **Fifty-Five Thousand Two Hundred Dollars and 00/100 Cents (\$55,200.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby sells and quitclaims to **BVS SLIVER, LLC**, a Colorado limited liability company (the "Grantee"), whose address is 4949 S Niagara Street, Suite 300, Denver, CO 80237 the following real property in the City and County of Denver, State of Colorado, to-wit:

See Legal Description attached as **Exhibit A**.

SIGNED this 22<sup>nd</sup> day of March, 2021.

**ATTEST:**

By: [Signature]  
Paul D. Lopez,  
Clerk and Recorder, Ex-Officio Clerk  
of the City and County of Denver

**CITY AND COUNTY OF DENVER**

By: [Signature]  
Michael B. Hancock, MAYOR

**APPROVED AS TO FORM:**  
KRISTIN M. BRONSON  
Attorney for the City and County of Denver

By: [Signature]  
Eliot C. Schaefer, Assistant City Attorney



STATE OF COLORADO )  
 ) ss.  
CITY AND COUNTY OF DENVER )

The foregoing instrument was acknowledged before me this 22 day of March, 2021 by Michael B. Hancock, Mayor of the City and County of Denver.

Witness my hand and official seal.  
My commission expires: 5/21/23

[Signature]  
Notary Public

ELIZABETH L TREWIN  
Notary Public  
State of Colorado  
Notary ID # 20154020136  
My Commission Expires 05-21-2023

10030053

Recording Requested by:  
FNTG-NCS Colorado

**Exhibit A**

## Legal Description and Depiction of the Property

## LAND DESCRIPTION

PAGE 1 OF 2

A PARCEL OF LAND 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"E A DISTANCE OF 1643.49 FEET; THENCE S89°34'32"W A DISTANCE OF 95.64 FEET TO THE POINT OF BEGINNING;

THENCE S28°11'32"E A DISTANCE OF 65.29 FEET; THENCE S09°12'30"E A DISTANCE OF 28.23 FEET TO A POINT ON THE EASTERLY LINE OF THE PARCEL RECORDED AT RECEPTION NO. 2019182164; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SEVEN (7) COURSES: 1) THENCE 31.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 890.08 FEET, A CENTRAL ANGLE OF 02°00'46" AND A CHORD WHICH BEARS N27°39'56"W A DISTANCE OF 31.27 FEET; 2) THENCE S89°31'13"W A DISTANCE OF 26.67 FEET; 3) THENCE N01°05'45"W A DISTANCE OF 30.85 FEET; 4) THENCE S89°44'02"W A DISTANCE OF 26.11 FEET; 5) THENCE N45°03'28"W A DISTANCE OF 3.54 FEET; 6) THENCE N00°00'17"E A DISTANCE OF 14.67 FEET; 7) THENCE N43°23'59"W A DISTANCE OF 13.38 FEET; THENCE N89°34'32"E A DISTANCE OF 44.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,208 SQUARE FEET (0.051 ACRES) MORE OR LESS.

ALL LINEAL DIMENSIONS ARE US SURVEY FEET.

BASIS OF BEARING: 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 AND A FOUND 3-1/4" ALUMINUM CAP PLS # 22103 AND A 170 FOOT WITNESS CORNER TO THE WEST BEING A 3/4" ALUMINUM CAP PLS # 24673.

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  
OCTOBER 29, 2020

