


**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:** April 9, 2025

**ROW #:** 2024-DEDICATION-0000186 **SCHEDULE #:** Adjacent to 1) 0215409003000 and  
2) 0215409003000

**TITLE:** This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) East 50th Avenue, located near the intersection of East 50th Avenue and North Pearl Street, and 2) North Pearl Street, located near the intersection of North Pearl Street and East 50th 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) East 50th Avenue, and 2) North Pearl 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, "AHRT - 4995 N Washington St."

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) East 50th Avenue, and 2) North Pearl Street. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # ( 2024-DEDICATION-0000186-001, 002 ) HERE.**

A map of the area to be dedicated is attached.

**GB/SC/LRA**

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Darrell Watson District # 9  
Councilperson Aide, Bonnie Guillen  
Councilperson Aide, Dwight Clark  
Councilperson Aide, Darius Shelby  
Councilperson Aide, Lynne Lombard  
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, Scott Castaneda  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2024-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 the Mayor's Legislative Team  
at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: April 9, 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) East 50th Avenue, located near the intersection of East 50th Avenue and North Pearl Street, and 2) North Pearl Street, located near the intersection of North Pearl Street and East 50th 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: Lisa R. Ayala	Name: Alaina McWhorter
Email: <a href="mailto:Lisa.ayala@denvergov.org">Lisa.ayala@denvergov.org</a>	Email: <a href="mailto:Alaina.McWhorter@denvergov.org">Alaina.McWhorter@denvergov.org</a>

### 5. General description or background of proposed request. Attach executive summary if more space needed:

Proposing a new mixed-use structure. The developer was asked to dedicate two parcels of land as 1) East 50th Avenue, and 2) North Pearl Street.

6. **City Attorney assigned to this request (if applicable):**

7. **City Council District:** Darrell Watson District # 9

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> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
<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?

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

Resolution/Bill Number: \_\_\_\_\_

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

## EXECUTIVE SUMMARY

**Project Title:** 2024-DEDICATION-0000186

**Description of Proposed Project:** Proposing a new mixed-use structure. The developer was asked to dedicate two parcels of land as 1) East 50th Avenue, and 2) North Pearl 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) East 50th Avenue, and 2) North Pearl 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) East 50th Avenue, and 2) North Pearl Street, as part of the development project called, "AHRT - 4995 N Washington St."



## Legend

- Streets
- Alleys
-  County Boundary
-  Parcels



400 0 200 400 Feet

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

1:3,120

Map Generated 1/27/2025

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**THIS IS NOT A LEGAL DOCUMENT.**



**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000186-001:**

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

A PORTION OF THE PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 25TH DAY OF JUNE, 2024, AT RECEPTION NUMBER 2024058928 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE NORTH 2.00 FEET OF THE EAST 13.00 FEET OF THE WEST 138.00 FEET OF PLOT 10, W.H. CLARK'S SECOND SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SAID PARCEL CONTAINS 26 SQUARE FEET OR 0.0006 ACRES, MORE OR LESS.

**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000186-002:**

**LEGAL DESCRIPTION – STREET PARCEL NO. 2**

A PORTION OF THE PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 25TH DAY OF JUNE, 2024, AT RECEPTION NUMBER 2024058928 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE WEST 12.00 FEET OF THE SOUTH 120.00 FEET OF PLOT 10, W.H. CLARK'S SECOND SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SAID PARCEL CONTAINS 1,440 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.



2024058928

Page: 1 of 3

06/26/2024 01:58 PM  
City & County of Denver  
Electronically Recorded

R \$23.00

WD

D \$215.00

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

State Documentary Fee
Date
\$ 215.00

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this 25 day of June, 2024, by **Globeville Redevelopment Partners LLC**, whose address is 566 W Lake Street, Suite 400, Chicago, IL 60661 ("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 the Grantor, for and in consideration of the sum of **TWO MILLION ONE HUNDRED FIFTY THOUSAND DOLLARS AND ZERO CENTS (\$2,150,000.00)** 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 the Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by the Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described in Exhibit A attached 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 the 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 the Grantee, and its successors and assigns forever. The 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 the Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor.

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

70839518



## SELLER

**Globeville Redevelopment Partners LLC,**  
a Colorado limited liability company



David Block, Manager

STATE OF Illinois )  
COUNTY OF Cook ) ss:

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of June, 2024, by David Block, Manager of Globeville Redevelopment Partners LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 2/21/2028



  
Notary Public



**EXHIBIT A**

(Legal Description of Property)

Parcel 1

THE SOUTH 120.00 FEET OF THE WEST 125.00 FEET AND THE EAST 13.00 FEET OF THE WEST 138.00 FEET OF LOT 10 IN W.H. CLARK'S SECOND SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Also known as: 4964 N. Pearl Street, Denver, Colorado  
APN: 02154-09-003-000

Parcel 2

THAT PART OF LOT 10, W.H. CLARK'S SECOND SUBDIVISION DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 50.00 FEET WEST OF THE NORTHEAST CORNER OF LOT 10, W.H. CLARK'S SECOND SUBDIVISION AND IN NORTH LINE OF SAID LOT;  
THENCE SOUTH 200.00 FEET;  
THENCE WEST 30.00 FEET;  
THENCE NORTH 200.00 FEET;  
THENCE EAST 30.00 FEET TO THE BEGINNING;  
BEING PART OF SAID LOT 10 AND 30.00 FEET FRONT AND 200.00 FEET DEEP,

CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Also known as: 624 E. 50<sup>th</sup> Avenue, Denver, Colorado  
APN: 02154-09-004-000

**EXHIBIT A  
LAND DESCRIPTION**

2023PM0000026-ROW-02

THE NORTH 2.00 FEET OF THE EAST 13.00 FEET OF THE WEST 138.00 FEET OF PLOT 10, W.H. CLARK'S SECOND SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SAID PARCEL CONTAINS 26 SQUARE FEET OR 0.0006 ACRES, MORE OR LESS.

**BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTION 15 AND SECTION 14 BY A 2.5" ALUMINUM CAP STAMPING ILLEGIBLE AND AT THE SOUTHEAST QUARTER CORNER BY A 3.25" ALUMINUM CAP STAMPED: LS 16401 AS BEARING SOUTH 00°14'38" WEST. SAID BEARING BEING A GRID BEARING OF THE CITY AND COUNTY OF DENVER LOW DISTORTION PROJECTION.

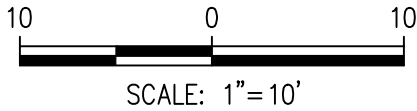
PREPARED BY: AARON MURPHY  
PLS 38162

ON BEHALF OF: HARRIS KOCHER SMITH  
1120 LINCOLN STREET, SUITE 1000  
DENVER, CO 80203  
303.623.6300



# ILLUSTRATION FOR EXHIBIT A

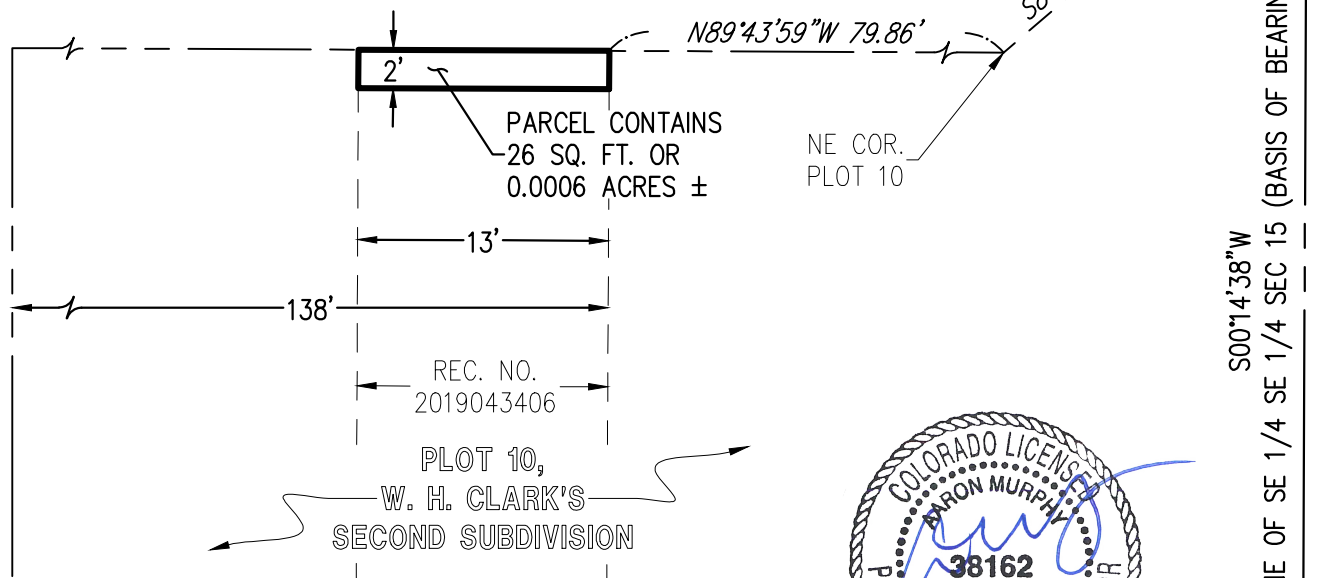
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH,  
RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER,  
STATE OF COLORADO



**50TH AVENUE**  
(R.O.W. WIDTH VARIES)

S 1/16 COR. SEC. 15/14  
2.5" ALUMINUM CAP  
(ILLEGIBLE)

PEARL STREET



SOUTHEAST 1/4 COR. SEC. 15  
3.5" ALUMINUM CAP  
STAMPED: LS 16401

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

**EXHIBIT A  
LAND DESCRIPTION**

THE WEST 12.00 FEET OF THE SOUTH 120.00 FEET OF PLOT 10, W.H. CLARK'S SECOND SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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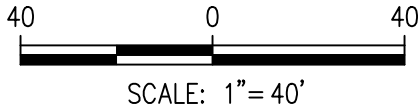
PREPARED BY: AARON MURPHY  
PLS 38162

ON BEHALF OF: HARRIS KOCHER SMITH  
1120 LINCOLN STREET, SUITE 1000  
DENVER, CO 80203  
303.623.6300



# ILLUSTRATION FOR EXHIBIT A

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH,  
RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER,  
STATE OF COLORADO



50TH AVENUE  
(R.O.W. WIDTH VARIES)

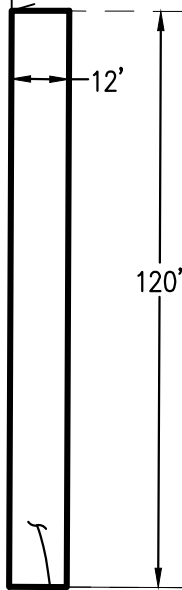
S 1/16 COR. SEC. 15/14  
FOUND 2.5" ALUMINUM CAP  
(ILLEGIBLE)

S77°43'53"W 507.92'

PLOT 10,  
W. H. CLARK'S  
SECOND SUBDIVISION

REC. NO.  
2019043406

PEARL STREET  
(40' R.O.W.)



PARCEL CONTAINS  
1,440 SQ. FT.  
OR 0.03 AC. ±

PLOT 9,  
W. H. CLARK'S  
SECOND SUBDIVISION



WASHINGTON STREET  
(R.O.W. WIDTH VARIES)

S00°14'38"W  
E LINE OF SE 1/4 SEC 15 (BASIS OF BEARING)

SOUTHEAST 1/4 COR. SEC. 15  
FOUND 3.5" ALUMINUM CAP  
STAMPED: LS 16401

**NOTE:**

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

REV. 9-18-2023

Plotted: FRI 11/01/24 11:08:12A By: Tom Grubestic Filepath: p:\2022\221129\survey\way\_4964\_pearl.dwg Layout: illustration 2

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.