




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: March 6, 2025

ROW #: 2023-DEDICATION-0000270 **SCHEDULE #:** Adjacent to 0512220041000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by East 3rd Avenue, North Fillmore Street, East 2nd Avenue, and North Detroit 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 Public Alley. 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, "Uchiko Cherry Creek."

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 Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000270-001) HERE.

A map of the area to be dedicated is attached.

GB/BP/BV

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Amanda Sawyer District # 5
Councilperson Aide, Owen Brigner
Councilperson Aide, Matt Walter
Councilperson Aide, Connor O'Keefe
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, Johna Varty
Department of Law, Martin Plate
Department of Law, Brad Beck
Department of Law, Matthew Mulbarger
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Brian Pfohl
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2023-DEDICATION-0000270

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

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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 6, 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 a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by East 3rd Avenue, North Fillmore Street, East 2nd Avenue, and North Detroit Street.

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:**
Proposing to renovate exterior of existing structure and change occupancy from retail to restaurant at 299 N Fillmore St. Developer was asked to dedicate a parcel of land as Public Alley.

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

7. **City Council District:** Amanda Sawyer, District #5

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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Project Title: 2023-DEDICATION-0000270

Description of Proposed Project: Proposing to renovate exterior of existing structure and change occupancy from retail to restaurant at 299 N Fillmore St. Developer was asked to dedicate a parcel of land as Public Alley.

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 Public Alley.

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

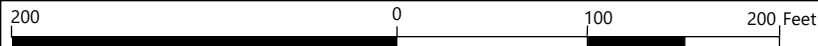
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Alley, as part of the development project called, "Uchiko Cherry Creek."



Legend

- Streets
- Alleys
- ▭ County Boundary
- ▭ Parcels
- ▭ Lots/Blocks



PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000270-001:

LEGAL DESCRIPTION – ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 12TH DAY OF FEBRUARY, 2025, AT RECEPTION NUMBER 2025012466 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF PLOT 6, BLOCK 60, HARMANS SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., CITY AND COUNTY OF DENVER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AT REC. NO. 2022120599 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE;
THENCE ON THE SOUTH LINE OF SAID PARCEL, NORTH 89°40'18" EAST, A DISTANCE OF 2.50 FEET;
THENCE ON A LINE BEING 2.50 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID PLOT 6, SOUTH 00°20'47" EAST, A DISTANCE OF 12.00 FEET TO THE SOUTH LINE OF SAID PLOT 6;
THENCE ON SAID SOUTH LINE, SOUTH 89°40'18" WEST, A DISTANCE OF 2.50 FEET TO SAID WEST LINE;
THENCE ON SAID WEST LINE, NORTH 00°20'47" WEST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 30 SQUARE FEET.

BEARINGS ARE BASED ON THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED AND ITS WESTERLY EXTENSION AT REC. NO. 2022120599 RECORDED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, HAVING AN ASSUMED BEARING OF NORTH 89°40'18 EAST. SAID LINE BEING MONUMENTED AT THE WEST END BY A FOUND 1" BRASS PLUG STAMPED "PLS 26958" AT A 2.0' OFFSET AND AT THE EAST END BY A FOUND 1" BRASS PLUG STAMPED "PLS 26958".



02/12/2025 09:01 AM
City & County of Denver
Electronically Recorded

R \$0.00

WD

D \$0.00

After signing, return to:
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Division of Real Estate
Denver, Colorado 80202
Project Description: 2023-DEDICATION-0000270
Asset Mgmt No.: 25-021

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this FEB 7th day of FEB, 2025, by **ANGEL LOU FILLMORE NORTH, LLC**, a Colorado limited liability company, whose address is 261 Fillmore Street, Denver, Colorado 80206, 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:

ANGEL LOU FILLMORE NORTH, LLC, a Colorado limited liability company

By: [Signature]

Name: CLIFTON D. LOUIS

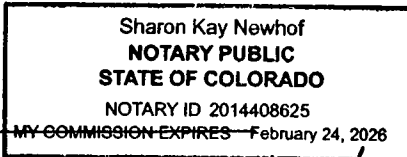
Its: MANAGER

STATE OF CO)
COUNTY OF Denver) ss.

The foregoing instrument was acknowledged before me this 7 day of February, 2025
by Clifton D. Louis, as Manager of ANGEL LOU FILLMORE
NORTH, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: _____



[Signature]
Notary Public

EXHIBIT A

LAND DESCRIPTION

SHEET 1 OF 1

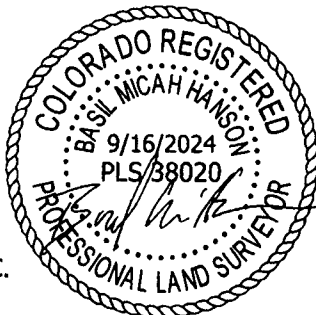
LAND DESCRIPTION

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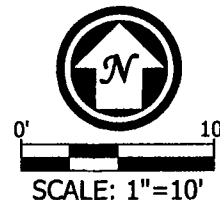
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BASIL MICAH HANSON, P.L.S.
COLORADO REG. NO. 38020
FOR AND ON BEHALF OF
R&R ENGINEERS-SURVEYORS, INC.



NOTE
This map is to depict the accompanying description and is for informational purposes only. It does not represent a monumented land survey.

EXHIBIT

REVISIONS		Orig. Issue Date:	10/18/23	Sheet	
		Drawn By:	JDM	1	
		Checked By:	BMH	of	
		Project No.	SM22143	2	



R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
www.rrengineers.com

Sep 16, 2024 -- 2:39pm Plotted by: bhanson C:\Users\bhanson\AppData\Local\Temp\AcfPublish_10568\SM22143 ROW Ded.dwg

EXHIBIT A

ILLUSTRATION
SHEET 2 OF 2

EAST 3RD AVENUE
(70' WIDE PUBLIC R.O.W.)

FOUND NAIL AND
1-1/4" BRASS TAG
"PLS 38567"

FOUND 1" BRASS PLUG
"PLS 26958"

LINE TABLE		
Line #	Bearing	Length
L1	N89°40'18"E	2.50'
L2	S00°20'47"E	12.00'
L3	S89°40'18"W	2.50'
L4	N00°20'47"W	12.00'

ALLEY (15' WIDE PUBLIC R.O.W.)

NORTH FILLMORE STREET
(75' WIDE PUBLIC R.O.W.)

PLOT 6
BLOCK 60
HARMANS SUBDIVISION

REC. NO. 2022135249

REC. NO. 2022120599

1" BRASS PLUG STAMPED
"PLS 26958 AT A
"2.0' OFFSET

POINT OF BEGINNING

FOUND 1" BRASS PLUG
STAMPED "PLS 26958"

L1 BASIS OF BEARINGS
N89°40'18"E 45.00'

REC. NO. 2008051524

PLOT 7

FOUND MAG NAIL W/
1-1/2" ALUMINUM TAG
STAMPED "PLS 26958"

PARCEL
30 SQ.FT.



0' 20'
SCALE: 1"=20'

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Checked By:	BMH		
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