




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 27, 2025

ROW #: 2023-DEDICATION-0000285 **SCHEDULE #:** Adjacent to 1) 0503404037000 and 2) 0503404037000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) North Speer Boulevard, located near the intersection of West 14th Avenue and North Speer Boulevard, and 2) North Speer Boulevard, located near the intersection of West 14th Avenue and North Speer Boulevard.

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) North Speer Boulevard, and 2) North Speer 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, “1450 Speer.”

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) North Speer Boulevard, and 2) North Speer Boulevard. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000285-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/DS /BV

- cc: Dept. of Real Estate, RealEstate@denvergov.org
- City Councilperson, Chris Hinds District # 10
- Councilperson Aide, Ondrej Sebek
- Councilperson Aide, Abdullah Saquib
- Councilperson Aide, Sarai Castellanos Vega
- 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, Dana Sperling
- DOTI Ordinance
- Owner: City and County of Denver
- Project file folder 2023-DEDICATION-0000285

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, 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) North Speer Boulevard, located near the intersection of West 14th Avenue and North Speer Boulevard, and 2) North Speer Boulevard, located near the intersection of West 14th Avenue and North Speer Boulevard.

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 demolish existing commercial building, and build a new commercial building. The developer was asked to dedicate two parcels of land as 1) North Speer Boulevard, and 2) North Speer Boulevard.

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

7. **City Council District:** Chris Hinds District #10

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-0000285

Description of Proposed Project: Proposing to demolish existing commercial building, and build a new commercial building. The developer was asked to dedicate two parcels of land as 1) North Speer Boulevard, and 2) North Speer 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) North Speer Boulevard, and 2) North Speer 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

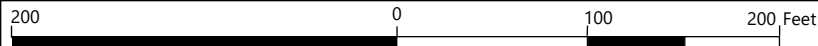
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) North Speer Boulevard, and 2) North Speer Boulevard., as part of the development project called, "1450 Speer".



Legend

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



PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000285-01:

LEGAL DESCRIPTION – STREET PARCEL #1:

A 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 2024058446 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THOSE LANDS BOUNDED BY THE NORTHEASTERLY RIGHT-OF-WAY OF NORTH SPEER BOULEVARD ORDINANCE 1904-0104 AND BEING THE SOUTHWESTERLY 6.00 FEET OF LOTS 11 THROUGH 18, LOT 28, AND THE VACATED ALLEY ORDINANCE 1978-0115 IN BLOCK 14, WITTER'S FIRST ADDITION TO THE CITY OF DENVER LOCATED IN THE NORTHEAST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF SECTION 3, ALL IN TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

BASIS OF BEARINGS: THE NORTHEASTERLY RIGHT-OF-WAY OF NORTH SPEER BOULEVARD ORDINANCE 1904-0104 OF SAID BLOCK 14, AS MONUMENTED BY A MAG NAIL AND TAG STAMPED PLS 30098 AT THE NORTHWEST END AND A MAG NAIL AND TAG STAMPED 37993 AT THE SOUTHEAST END TO BEAR SOUTH 29°28'09" EAST, BEING A GRID BEARING OF THE CITY AND COUNTY OF DENVER COORDINATE SYSTEM, A DISTANCE OF 375.20 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND THE NORTH LINE OF LOT 11 OF SAID BLOCK 14;

THENCE SOUTH 89°46'45" EAST ON SAID NORTH LINE A DISTANCE OF 6.91 FEET TO A POINT BEING 6 FEET NORTHEASTERLY AND PARALLEL TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 29°28'09" EAST ON SAID PARALLEL LINE A DISTANCE OF 230.87 FEET TO A POINT ON THE EXTENDED SOUTH LINE OF LOT 18 WITHIN THE VACATED ALLEY ORDINANCE 1978-0115 IN BLOCK 14;

THENCE NORTH 89°45'56" WEST ON SAID SOUTH LINE A DISTANCE OF 6.91 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE;

THENCE NORTH 29°28'09" WEST ON SAID RIGHT-OF-WAY LINE A DISTANCE OF 230.86 FEET TO THE **POINT OF BEGINNING;**

CITY AND COUNTY OF DENVER, STATE OF COLORADO

SAID PARCEL OF LAND CONTAINS 1,385 SQ. FT. OR 0.032 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000285-002:

LEGAL 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 JUNE, 2024, AT RECEPTION NUMBER 2024058446 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THOSE LANDS BOUNDED BY THE NORTHEASTERLY RIGHT-OF-WAY OF NORTH SPEER BOULEVARD ORDINANCE 1904-0104 AND BEING THE SOUTHWESTERLY 6.00 FEET OF LOTS 11 THROUGH 18, LOT 28, AND THE VACATED ALLEY ORDINANCE 1978-0115 IN BLOCK 14, WITTER'S FIRST ADDITION TO THE CITY OF DENVER LOCATED IN THE NORTHEAST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF SECTION 3, ALL IN TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

BASIS OF BEARINGS: THE NORTHEASTERLY RIGHT-OF-WAY OF NORTH SPEER BOULEVARD ORDINANCE 1904-0104 OF SAID BLOCK 14, AS MONUMENTED BY A MAG NAIL AND TAG STAMPED PLS 30098 AT THE NORTHWEST END AND A MAG NAIL AND TAG STAMPED 37993 AT THE SOUTHEAST END TO BEAR SOUTH 29°28'09" EAST, BEING A GRID BEARING OF THE CITY AND COUNTY OF DENVER COORDINATE SYSTEM, A DISTANCE OF 375.20 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND THE NORTH LINE OF LOT 11 OF SAID BLOCK 14;

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THENCE SOUTH 29°28'09" EAST ON SAID PARALLEL LINE A DISTANCE OF 234.76 FEET TO THE CENTERLINE OF THE VACATED ALLEY ORDINANCE 1978-0115 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 29°28'09" EAST CONTINUING ON SAID PARALLEL LINE A DISTANCE OF 24.97 FEET TO THE SOUTH LINE OF SAID LOT 28 IN BLOCK 14;

THENCE NORTH 89°45'48" WEST ON SAID SOUTH LINE A DISTANCE OF 6.91 FEET TO A POINT ON THE EXTENDED SOUTH LINE OF SAID LOT 28 WITHIN THE SAID VACATED ALLEY AND THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE;

THENCE NORTH 29°28'09" WEST ON SAID RIGHT-OF-WAY LINE A DISTANCE OF 11.00 FEET TO THE CENTERLINE OF SAID VACATED ALLEY;

THENCE NORTH 00°11'05" EAST ON SAID CENTERLINE A DISTANCE OF 12.13 FEET TO THE **POINT OF BEGINNING**;

CITY AND COUNTY OF DENVER, STATE OF COLORADO

SAID PARCEL OF LAND CONTAINS 108 SQ. FT. OR 0.002 ACRES, MORE OR LESS.



06/25/2024 12:32 PM
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-0000285
Asset Mgmt No.: 24-124

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 13th day of June, 2024, by **SOKA GAKKAI INTERNATIONAL – USA**, a California limited liability company, whose address is 606 Wilshire Blvd, Santa Monica, CA 90401, 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:

SOKA GAKKAI INTERNATIONAL - USA, a California limited liability company

By: Cliff Sawyer

Name: Cliff Sawyer

Its: VP

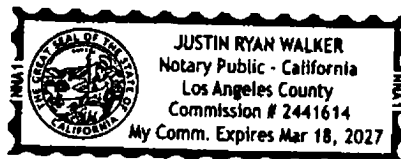
STATE OF California)
) ss.
 COUNTY OF Los Angeles)

The foregoing instrument was acknowledged before me this 13 day of June, 2024
 by Cliff Sawyer, as Vice President of **SOKA GAKKAI
 INTERNATIONAL - USA**, a California limited liability company.

Witness my hand and official seal.

My commission expires: March 18, 2027

[Signature]
 Notary Public



2021-PROJMSTR-0000378-ROW

EXHIBIT A

LEGAL DESCRIPTION

THOSE LANDS BOUNDED BY THE NORTHEASTERLY RIGHT-OF-WAY OF NORTH SPEER BOULEVARD ORDINANCE 1904-0104 AND BEING THE SOUTHWESTERLY 6.00 FEET OF LOTS 11 THROUGH 18, LOT 28, AND THE VACATED ALLEY ORDINANCE 1978-0115 IN BLOCK 14, WITTER'S FIRST ADDITION TO THE CITY OF DENVER LOCATED IN THE NORTHEAST QUARTER OF SECTION 4 AND THE NORTHWEST QUARTER OF SECTION 3, ALL IN TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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PARCEL 1

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CITY AND COUNTY OF DENVER, STATE OF COLORADO

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2021-PROJMSTR-0000378-ROW

PARCEL 2

COMMENCING AT A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND THE NORTH LINE OF LOT 11 OF SAID BLOCK 14;

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CITY AND COUNTY OF DENVER, STATE OF COLORADO

SAID PARCEL OF LAND CONTAINS 108 SQ. FT. OR 0.002 ACRES, MORE OR LESS.

SURVEYOR'S STATEMENT:

I, AARON A. DEMO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS LEGAL DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

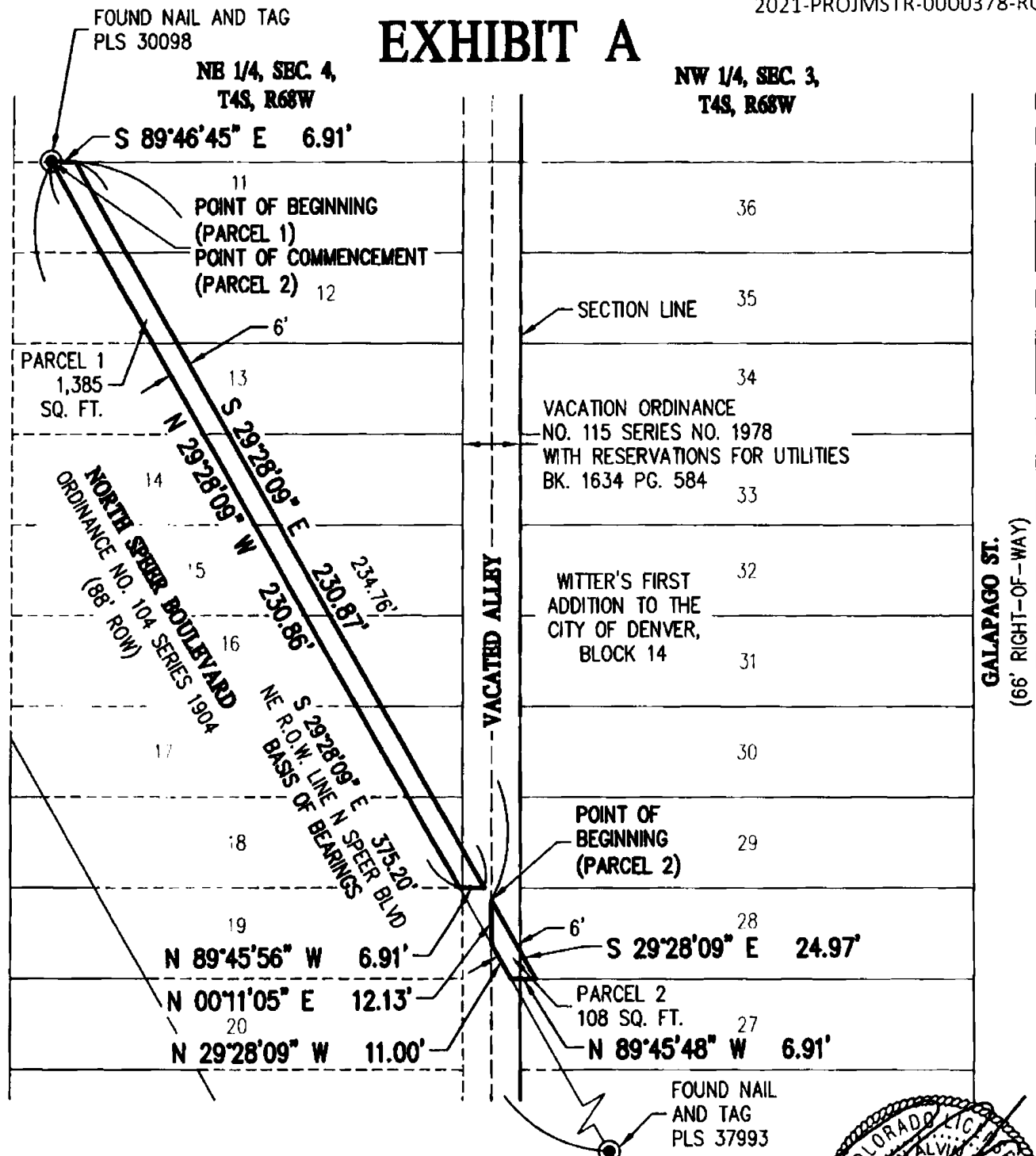
AARON A. DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

BASELINE ENGINEERING CORP.
4862 INNOVATION DR. SUITE 100,
FORT COLLINS, CO, 80525



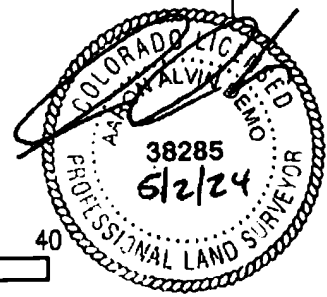
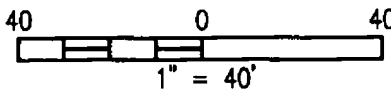
2021-PROJMSTR-0000378-ROW

EXHIBIT A



AARON A. DEMO, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 38285
FOR AND ON BEHALF OF BASELINE CORP.

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



N:\co3586 - 53 USA Buddhist Center\Drawings\3586 Easements.dwg, 5/2/2024 11:55:05 PM, Aaron Demo

<p>BASELINE Engineering Planning Surveying</p> <p>1482 INNOVATION DR. SUITE 100 • FORT COLLINS, COLORADO 80526 P. 970.363.7000 • F. 970.678.4984 • www.baselineworks.com</p>	CITY AND COUNTY OF DENVER		DESIGNED BY	METAL SENTINEL 11/25/2023	
	1450 NORTH SPEER BLVD, DENVER, CO 80204		DRAWN BY	GRAPHIC SIZE 8.5" X 11"	
			DAM	SURVEY FOR	SURVEY DATE 10/12/23
			ORDERED BY	DATE	3/2/24