




## 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 #:** 2023-DEDICATION-0000058      **SCHEDULE #:** Adjacent to 0234125024000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by Glenarm Place, 22<sup>nd</sup> Street, Welton Street, and 21<sup>st</sup> 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, "2137 Glenarm."

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-0000058-001) HERE.**

A map of the area to be dedicated is attached.

GB/TS/BV

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, Tom Savich  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2023-DEDICATION-0000058

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

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## 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 a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by Glenarm Place, 22nd Street, Welton Street, and 21st 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: <a href="mailto:Barbara.Valdez@denvergov.org">Barbara.Valdez@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 to build a new multi-family condo structure on existing parking lot. The 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:** 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> <i>(A)</i>	<i>Additional Funds</i> <i>(B)</i>	<i>Total Contract Amount</i> <i>(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?

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

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

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



## EXECUTIVE SUMMARY

**Project Title:** 2023-DEDICATION-0000058

**Description of Proposed Project:** Proposing to build a new multi-family condo structure on existing parking lot. The 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

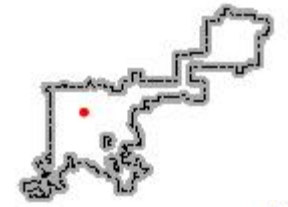
**Will an easement relinquishment be submitted at a later date:** N/A

**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, "2137 Glenarm."

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

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## Legend

- Streets
- Alleys
- ▣ County Boundary
- ▢ Parcels
- ▢ Lots/Blocks



145 0 72.5 145 Feet

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

1:1,128

Map Generated 4/9/2025

The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.

THIS IS NOT A LEGAL DOCUMENT.

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000058-001:**

**LEGAL DESCRIPTION – ALLEY PARCEL:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 26TH DAY OF MARCH, 2025, AT RECEPTION NUMBER 2025025907 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING THE NORTHWESTERLY 2.00 FEET OF LOTS 22 THROUGH 32, BLOCK 179, CLEMENT'S ADDITION TO THE CITY OF DENVER, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** BEARINGS ARE REFERENCED TO THE 20' RANGE LINE LOCATED IN 22ND STREET, MONUMENTED ON THE NORTHWEST END (AT CALIFORNIA ST.) BY A FOUND 1-1/4 INCH ALUMINUM CAP IN A RANGE BOX STAMPED "LS XX606" AND ON THE SOUTHEAST END (AT GLENNARM ST.) BY A FOUND 2-1/2 INCH ALUMINUM CAP IN A RANGE BOX STAMPED "PLS 28654", ASSUMED TO BEAR SOUTH 45°26'34" EAST A DISTANCE OF 737.76 FEET.

**COMMENCE** AT THE SOUTHEAST END OF SAID 20 FOOT RANGE LINE; THENCE NORTH 51°34'35" WEST, A DISTANCE OF 187.18 FEET TO THE NORTHERNMOST CORNER OF SAID LOT 32, BLOCK 179 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 45°26'34" EAST, COINCIDENT WITH THE NORTHEASTERLY LINE OF SAID LOT 32, BLOCK 179, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 44°33'28" WEST, COINCIDENT WITH A LINE WHICH LIES 2.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOTS 22 THROUGH 32, BLOCK 179, A DISTANCE OF 275.65 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 22, BLOCK 179;

THENCE NORTH 45°26'45" WEST, COINCIDENT WITH THE SOUTHWESTERLY LINE OF SAID LOT 22 BLOCK 179, A DISTANCE OF 2.00 FEET TO THE WESTERNMOST CORNER THEREOF;

THENCE NORTH 44°33'28" EAST, COINCIDENT WITH THE NORTHWESTERLY LINE OF SAID LOTS 22 THROUGH 32, A DISTANCE OF 275.65 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 551 SQUARE FEET OR (0.01266 ACRES), MORE OR LESS.



2025025907

Page: 1 of 4

03/26/2025 03:46 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-0000058**  
**Asset Mgmt No.: 25-066**

## **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 21st day of March, 2025, by **PSW-GLENARM, LLC**, a Colorado limited liability company, whose address is 4499 Pond Hill Road, San Antonio, TX 78231, 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:

PSW-GLENARM, LLC, a Colorado limited liability company

By: [Signature]

Name: Zachary J. Greenky

Its: Authorized Signatory

STATE OF Colorado )

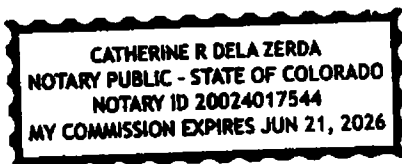
) ss.

COUNTY OF Broomfield )

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of March, 2025  
by Zachary Greenky, as Authorized Signatory of PSW-GLENARM, LLC, a  
Colorado limited liability company.

Witness my hand and official seal.

My commission expires: June 21, 2026



Catherine R. DeLaZerda  
Notary Public





2021PM652-ROW  
Matrix Design Group, Inc.  
707 17<sup>th</sup> Street, Suite 3150  
Denver, CO 80202  
O 303.572.0200  
F 303.572.0202  
matrixdesigngroup.com

## EXHIBIT A LAND DESCRIPTION

A PARCEL OF LAND BEING THE NORTHWESTERLY 2.00 FEET OF LOTS 22 THROUGH 32, BLOCK 179, CLEMENT'S ADDITION TO THE CITY OF DENVER, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 3 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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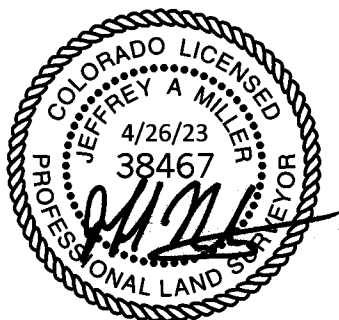
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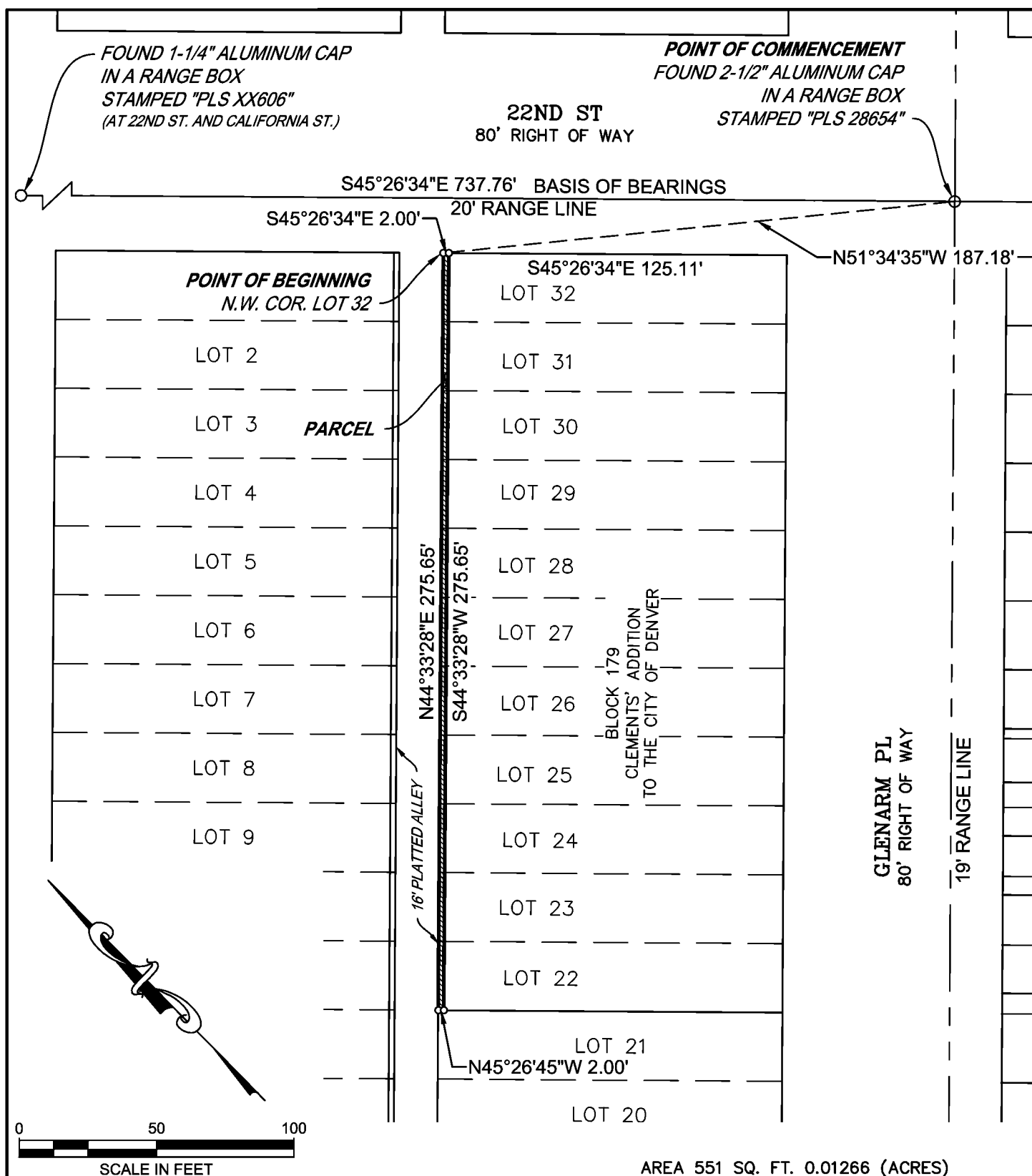
THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 551 SQUARE FEET OR (0.01266 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE



JEFFREY A. MILLER, PLS 38467  
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP  
707 17<sup>TH</sup> STREET, SUITE 3150 – DENVER, COLORADO 80202  
PH. (303)572-0200

*Excellence by Design*

2021PM652-ROW



# Matrix

707 17TH STREET SUITE 3150  
DENVER, CO 8020  
PHONE: 303.572.0200  
FAX: 303.572.0202

## EXHIBIT A

ILLUSTRATION FOR LAND DESCRIPTION

CHECKED BY: JAM

DATE: APRIL 26, 2023  
JN: 19.1075.001

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