



**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:** March 28, 2024

**ROW #:** 2023-DEDICATION-0000087      **SCHEDULE #:** Adjacent to 1) 0234207021000 and 2) 0234207005000, 0234207006000 and 0234207007000

**TITLE:** This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by 25<sup>th</sup> Street, Larimer Street, 26<sup>th</sup> Street, and Lawrence Street, and 2) Public Alley, bounded by 25<sup>th</sup> Street, Larimer Street, 26<sup>th</sup> Street, and Lawrence 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 1) Public Alley, and 2) 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, "2600 Larimer."

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) Public Alley, and 2) Public Alley. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000087-001, 002) 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, Darius Shelby
- Councilperson Aide, Lynne Lombard
- City Council Staff, Luke Palmisano
- Environmental Services, Andrew Ross
- DOTI, Manager's Office, Alba Castro
- DOTI, Manager's Office, Nicholas Williams
- 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, 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-0000087

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: March 28, 2024

Please mark one:  Bill Request or  Resolution Request

## 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) Public Alley, bounded by 25th Street, Larimer Street, 26th Street, and Lawrence Street, and 2) Public Alley, bounded by 25th Street, Larimer Street, 26th Street, and Lawrence 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: Nicholas Williams
Email: <a href="mailto:Barbara.Valdez@denvergov.org">Barbara.Valdez@denvergov.org</a>	Email: <a href="mailto:Nicholas.Williams@denvergov.org">Nicholas.Williams@denvergov.org</a>

5. **General description or background of proposed request. Attach executive summary if more space needed:**  
Proposing to build a new mixed-use structure. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) Public Alley.

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

7. **City Council District:** Darrell Watson Dist. #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 (A)</i>	<i>Additional Funds (B)</i>	<i>Total Contract Amount (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-0000087

**Description of Proposed Project:** Proposing to build a new mixed-use structure. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) 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 1) Public Alley, and 2) 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

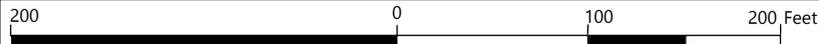
**Will an easement relinquishment be submitted at a later date:** N/A

**Additional information:** This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) Public Alley, and 2) Public Alley, as part of the development project called, "2600 Larimer."



### Legend

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



**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000087-001:**

LEGAL DESCRIPTION - ALLEY PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 20TH DAY OF MARCH, 2024, AT RECEPTION NUMBER 2024022875 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOTS 1 THROUGH 6 AND A PORTION OF LOTS 8 THROUGH 10, BLOCK 59, CURTIS AND CLARKE'S ADDITION TO THE CITY OF DENVER, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 1**

**BEGINNING** AT THE EAST CORNER OF SAID LOT 1;

THENCE SOUTH 44°26'03" WEST ALONG THE SOUTHEAST LINES OF SAID LOTS 1 THROUGH 6, A DISTANCE OF 150.34 FEET TO THE SOUTH CORNER OF SAID LOT 6;

THENCE NORTH 45°34'05" WEST ALONG THE SOUTHWEST LINE OF SAID LOT 6, A DISTANCE OF 2.00 FEET;

THENCE NORTH 44°26'03" EAST PARALLEL WITH THE SOUTHEAST LINES OF SAID LOTS 1 THROUGH 6, A DISTANCE OF 150.34 FEET TO THE NORTHEAST LINE OF SAID LOT 1;

THENCE SOUTH 45°34'03" EAST ALONG SAID NORTHEAST LINE, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 301 SQUARE FEET, MORE OR LESS.

**PARCEL DESCRIPTION ROW NO 2023-DEDICATION-0000087-002:**

LEGAL DESCRIPTION - ALLEY PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 20TH DAY OF MARCH, 2024, AT RECEPTION NUMBER 2024022875 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOTS 1 THROUGH 6 AND A PORTION OF LOTS 8 THROUGH 10, BLOCK 59, CURTIS AND CLARKE'S ADDITION TO THE CITY OF DENVER, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST CORNER OF SAID LOT 8;

THENCE SOUTH 44°26'03" WEST ALONG THE SOUTHEAST LINES OF SAID LOTS 8 THROUGH 10, A DISTANCE OF 75.17 FEET TO THE SOUTH CORNER OF SAID LOT 10;

THENCE NORTH 45°34'06" WEST ALONG THE SOUTHWEST LINE OF SAID LOT 10, A DISTANCE OF 2.00 FEET;  
THENCE NORTH 44°26'03" EAST PARALLEL WITH THE SOUTHEAST LINES OF SAID LOTS 8 THROUGH 10, A DISTANCE OF 75.17 FEET TO THE NORTHEAST LINE OF SAID LOT 8;  
THENCE SOUTH 45°34'05" EAST ALONG SAID NORTHEAST LINE, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 150 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE 19 FOOT RANGE LINE IN LAWRENCE STREET, LOCATED BETWEEN 25TH STREET AND 26TH STREET, AS MONUMENTED AT BOTH THE ENDS BY A 2" ALUMINUM CAP PLS 25645 IN RANGE BOX, ASSUMED TO BEAR SOUTH 44°26'46" WEST.



03/20/2024 08:23 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  
Attn: K. Spritzer  
Denver, Colorado 80202  
**Project Description: 2023-DEDICATION-0000087**  
**Asset Mgmt No.: 24-059**

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 18<sup>th</sup> day of March, 2024, by **2550 FIVE POINTS RINO, LLC**, a South Carolina limited liability company, whose address is 1221 Main Street Suite 1000, Columbia, SC 29201. 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”);

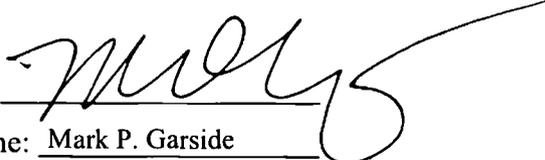
TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of Grantor, either 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.

**2550 FIVE POINTS RINO, LLC**, a South Carolina limited liability company

By: 

Name: Mark P. Garside

Its: Chief Financial Officer

ATTEST:

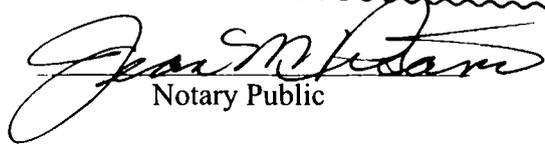
STATE OF South Carolina )  
 ) ss.  
COUNTY OF Richland )

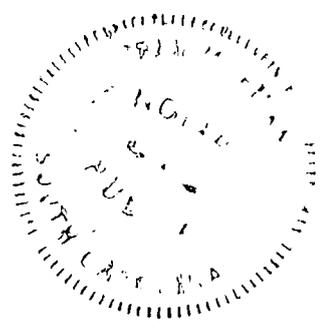
The foregoing instrument was acknowledged before me this 18 day of March, 2024  
by Mark P. Garside, as Chief Financial Officer of **2550 FIVE POINTS RINO, LLC**,  
a **South Carolina limited liability company**.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

Jean M. Pisano  
NOTARY PUBLIC  
State of South Carolina  
My Commission Expires 11/08/2027

  
Notary Public



2021PM720-ROW\_1

**EXHIBIT A  
LAND DESCRIPTION**

TWO PARCELS OF LAND BEING A PORTION OF LOTS 1 THROUGH 6 AND A PORTION OF LOTS 8 THROUGH 10, BLOCK 59, CURTIS AND CLARKE'S ADDITION TO THE CITY OF DENVER, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID PARCEL CONTAINS 301 SQUARE FEET, MORE OR LESS.

**PARCEL 2**

**BEGINNING** AT THE EAST CORNER OF SAID LOT 8;

THENCE SOUTH 44°26'03" WEST ALONG THE SOUTHEAST LINES OF SAID LOTS 8 THROUGH 10, A DISTANCE OF 75.17 FEET TO THE SOUTH CORNER OF SAID LOT 10;  
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PREPARED BY: AARON MURPHY  
 PLS 38162

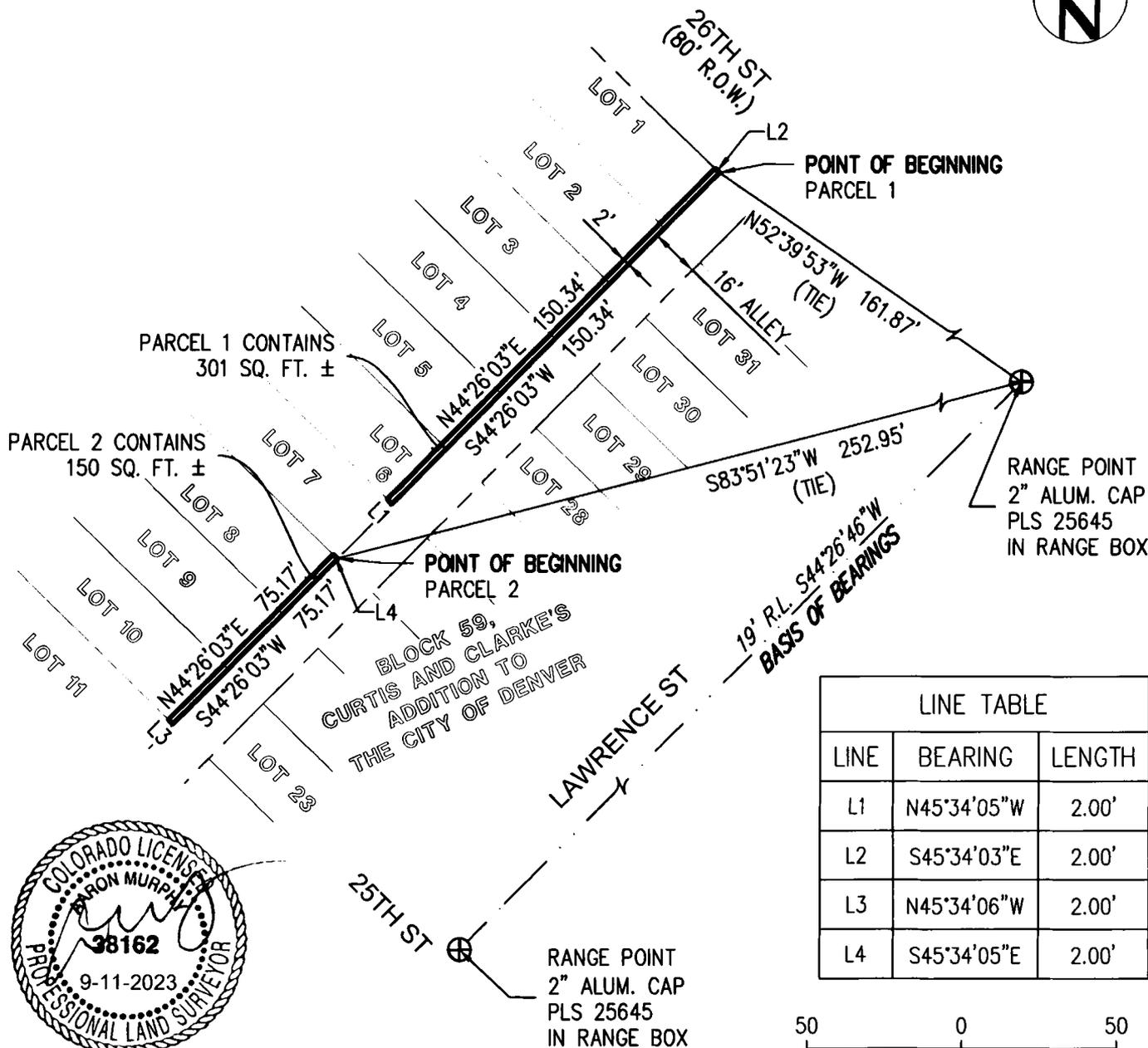
ON BEHALF OF: HARRIS KOCHER SMITH  
 1120 LINCOLN STREET, SUITE 1000  
 DENVER, CO 80203  
 303.623.6300



2021PM720-ROW\_1

# ILLUSTRATION FOR EXHIBIT A

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 3 SOUTH,  
RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER,  
STATE OF COLORADO



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

Plotted: MON 09/11/23 1:26:01P By: Aaron Murphy Filepath: K:\201138\survey\exb\_201138\_alley dedi\_11-688-10.dwg Layout: alley dedi



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

**HKS HARRIS KOCHER SMITH**  
1120 Lincoln Street Suite 1000  
Denver Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
Harriskochersmith.com

ILLUSTRATION FOR EXHIBIT A

PROJECT #	201138
CHECKED BY	AWM
DRAWN BY	JPE
SHEET NUMBER	2
	2 OF 2