


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 #: 2024-DEDICATION-0000064 **SCHEDULE #:** Adjacent to 1) 0630214002000, 0630214003000, 0630214004000, and 0630214012000, and 2) 0630214012000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) South Albion Street, located at the intersection of East Iliff Avenue and South Albion Street, and 2) East Iliff Avenue, located at the intersection of South Albion Street and East Iliff 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) South Albion Street, and 2) East Iliff Avenue. 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 - Iliff & Albion."

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) South Albion Street, and 2) East Iliff Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2024-DEDICATION-0000064-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/BP/BVS

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Diana Romero Campbell District #4
Councilperson Aide, Macy Conant
Councilperson Aide, Kathy Gile
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 2024-DEDICATION-0000064

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

Please mark one: ☐ Bill Request or ☒ Resolution Request

Date of Request: March 4, 2025

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) South Albion Street, located at the intersection of East Iliff Avenue and South Albion Street, and 2) East Iliff Avenue, located at the intersection of South Albion Street and East Iliff 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: Beverly J. Van Slyke	Name: Alaina McWhorter
Email: Beverly.VanSlyke@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 four commercial buildings and build a mixed-use apartment building. The developer was asked to dedicate two parcels as 1) South Albion Street, and 2) East Iliff Avenue.

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

7. **City Council District:** Diana Romero Campbell, District # 4

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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Project Title: 2024-DEDICATION-0000064

Description of Proposed Project: Proposing to demolish four commercial buildings and build a mixed-use apartment building. The developer was asked to dedicate two parcels as 1) South Albion Street, and 2) East Iliff Avenue.

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) South Albion Street, and 2) East Iliff Avenue.

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) South Albion Street, and 2) East Iliff Avenue, as part of the development project called, "AHRT - Iliff & Albion."



Legend

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

289 0 144.5 289 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:2,257

Map Generated 3/4/2025

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. 2024-DEDICATION-0000064-001:

LEGAL DESCRIPTION – STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF FEBRUARY, 2025, AT RECEPTION NUMBER 2025013748 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE WEST 4.00 FEET OF LOTS 4 THRU 24, BLOCK 102, WARREN'S UNIVERSITY HEIGHTS SECOND FILING, SITUATED IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL CONTAINS (2,104 SQUARE FEET) 0.04829 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000064-002:

LEGAL DESCRIPTION – STREET PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF FEBRUARY, 2025, AT RECEPTION NUMBER 2025013748 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE SOUTH 4.00 FEET OF LOT 24, EXCEPT THE WEST 4.00 FEET THEREOF, BLOCK 102, WARREN'S UNIVERSITY HEIGHTS SECOND FILING, SITUATED IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL CONTAINS (477 SQUARE FEET) 0.01096 ACRES, MORE OR LESS.



2025013748

Page: 1 of 4

02/18/2025 12:02 PM
City & County of Denver
Electronically Recorded

R \$0.00

WD

D \$0.00

After signing, return to:
Division of Real Estate
Attn: K. Spritzer
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: 2024-DEDICATION-0000064
Asset Mgmt No.: 25-023

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 13th day of February, 2025, by **ALBION APARTMENTS LLLP**, a Colorado limited liability limited partnership, whose address is 155 South Madison Street, Suite 326, Denver, Colorado 80209, 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:

ALBION APARTMENTS LLLP, a Colorado limited liability limited partnership

By: [Signature]

Name: Joseph DelZotto

Its: Owner

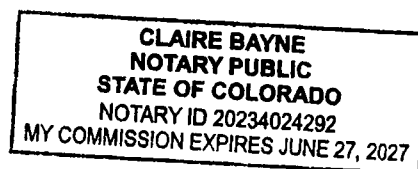
STATE OF CO)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 13th day of February, 2025
by Joseph DelZotto, as owner of **ALBION APARTMENTS LLLP**,
a Colorado limited liability limited partnership.

Witness my hand and official seal.

My commission expires: 6.27.27

[Signature: Claire Bayne]
Notary Public



2023-PROJMSTR-0000119-ROW

EXHIBIT A

Legal Description:

Parcel 1:

The West 4.00 feet of Lots 4 thru 24, Block 102, Warren's University Heights Second Filing, situated in the Northwest 1/4 of Section 30, Township 4 South, Range 67 West of the 6th Principal Meridian, City and County of Denver, State of Colorado.

Parcel Contains (2,104 square feet) 0.04829 acres, more or less.

Parcel 2:

The South 4.00 feet of Lot 24, except the west 4.00 feet thereof, Block 102, Warren's University Heights Second Filing, situated in the Northwest 1/4 of Section 30, Township 4 South, Range 67 West of the 6th Principal Meridian, City and County of Denver, State of Colorado.

Parcel Contains (477 square feet) 0.01096 acres, more or less.

Date Prepared: January 12, 2024
Date of Last Revision: August 20, 2024

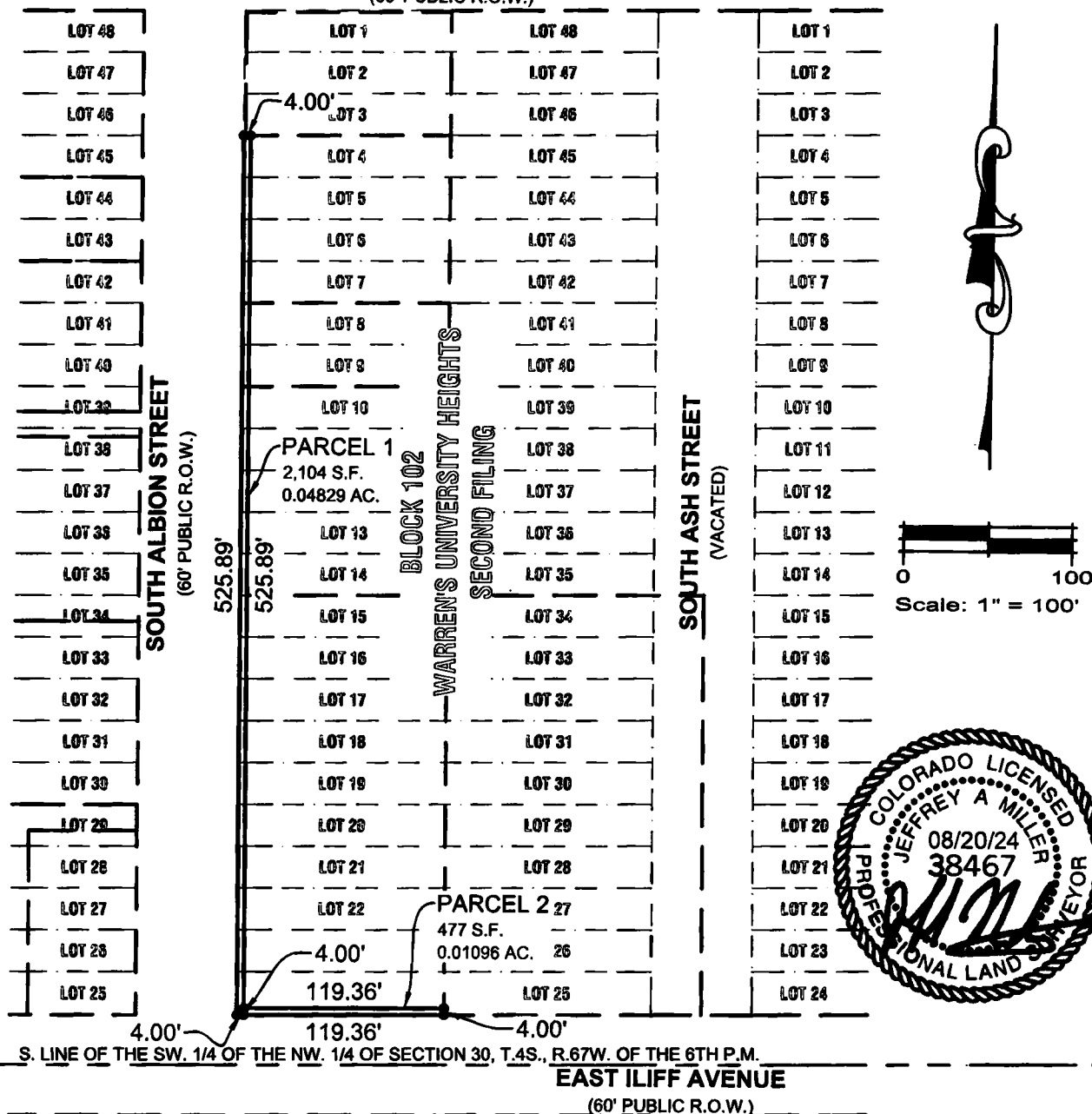
Prepared By: Jeffrey A. Miller,
Colorado PLS No. 38467
For and on behalf of
Engineering Service Company



2023-PROJMSTR-0000119-ROW

EXHIBIT A**EAST WARREN AVENUE**

(60' PUBLIC R.O.W.)

**ESC****ENGINEERING
SERVICE
COMPANY**14190 East Evans Avenue
Aurora, Colorado 80014

P 303.337.1393 | F 303.337.7481

PROPERTY OWNER:

DELWEST DEVELOPMENT CORP.155 S. MADISON STREET, SUITE 326
DENVER, CO. 80209**PARCEL 1 CONTAINS**
2,104 SQUARE FEET
0.04829 ACRES**PARCEL 2 CONTAINS**
477 SQUARE FEET
0.01096 ACRES**CITY OF DENVER**Drawn By: **JAM** Checked By: **JAM** Project No.: **1701.1** Date: **01/12/2024**Scale: **1" = 100'** File Name: **A:\Projects\Delwest Development Corp\Denver-E. 6th Ave. & S. Alton SAC\NE Exhibit\Delwest Development Corp - Dedication Exhibit.dwg**

Note: This illustration does not represent a monumented survey. It is intended only to depict the attached description.

LAND DESCRIPTIONPORTIONS OF LOTS 4 THRU 24, BLOCK 102,
WARREN'S UNIVERSITY HEIGHTS, SECOND FILING
SITUATED IN THE NW 1/4 OF SECTION 30, T.4S., R.67W. OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO