


**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 3, 2025

**ROW #:** 2024-DEDICATION-0000140      **SCHEDULE #:** Adjacent to 1) 0619400060000 and 2) 0619400060000

**TITLE:** This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) South Grape Street located near the intersection of South Grape Street and East Florida Avenue, and 2) South Glencoe Street, located at the intersection of South Glencoe Street and South Flamingo Way.

**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 Grape Street, and 2) South Glencoe Street. 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, "5300 E Florida Avenue."

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 Grape Street, and 2) South Glencoe Street. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2024-DEDICATION-0000140-001, 002) HERE.**

A map of the area to be dedicated is attached.

GB/BP/BV

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Paul Kashmann, District # 6  
Councilperson Aide, Elise Bupp  
Councilperson Aide, Masha Lior  
Councilperson Aide, Claire Kelly  
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, Brian Pfohl  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2024-DEDICATION-0000140

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: April 3, 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) South Grape Street located near the intersection of South Grape Street and East Florida Avenue, and 2) South Glencoe Street, located at the intersection of South Glencoe Street and South Flamingo Way.

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:

Zone lot amendment and parcel reconfiguration to divide current lot into 3 lots. Developer was asked to dedicate two parcels of land as 1) South Grape Street, and 2) South Glencoe Street.

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

7. **City Council District:** Paul Kashmann, District #6

### 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:** 2024-DEDICATION-0000140

**Description of Proposed Project:** Zone lot amendment and parcel reconfiguration to divide current lot into 3 lots. Developer was asked to dedicate two parcels of land as 1) South Grape Street, and 2) South Glencoe Street.

**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 Grape Street, and 2) South Glencoe Street.

**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

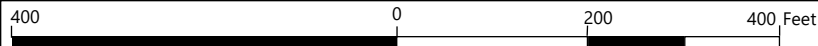
**Additional information:** This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) South Grape Street, and 2) South Glencoe Street, as part of the development project called, "5300 E Florida Avenue."





## Legend

- Streets
- Alleys
-  County Boundary
-  Parcels



**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000140-001:**

**LEGAL DESCRIPTION - STREET PARCEL #1:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 26TH DAY OF MARCH, 2025, AT RECEPTION NUMBER 2025025958 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF EAST FLORIDA AVENUE AND THE WEST RIGHT-OF-WAY LINE OF SOUTH GRAPE STREET; THENCE SOUTH 00°11'16" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 297.06 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°11'16" EAST, A DISTANCE OF 125.09 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED AT RECEPTION No. 2010090160 OF THE CITY AND COUNTY OF DENVER RECORDS;

THENCE SOUTH 89°58'59" WEST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°11'16" WEST, PARALLEL WITH AND 2.00 FEET WEST OF SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 125.09 FEET;

THENCE NORTH 89°54'42" EAST A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

PARCEL 1 CONTAINS 250 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF SOUTH GRAPE STREET BETWEEN EAST FLORIDA AVENUE AND EAST IOWA AVENUE AS BEARING SOUTH 00°11'16" EAST (VRS OBSERVATIONS) AND MONUMENTED AT BOTH THE NORTH AND SOUTH ENDS BY A REBAR WITH YELLOW PLASTIC CAP, STAMPED: PLS 15321.

**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000140-002:**

**LEGAL DESCRIPTION - STREET PARCEL #2:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 26TH DAY OF MARCH, 2025, AT RECEPTION NUMBER 2025025958 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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THENCE SOUTH 00°18'37" EAST, PARALLEL WITH AND 2.00 FEET EAST OF SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF A PARCEL OF LAND AS DESCRIBED IN THE DOCUMENT RECORDED AT RECEPTION No. 2014151896 OF THE CITY AND COUNTY OF DENVER RECORDS;

THENCE SOUTH 89°54'42" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 2.00 FEET TO SAID EAST RIGHT-OF-WAY LINE;

THENCE NORTH 00°18'37" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET;

THENCE NORTH 89°54'42" EAST A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

PARCEL 2 CONTAINS 100 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF SOUTH GRAPE STREET BETWEEN EAST FLORIDA AVENUE AND EAST IOWA AVENUE AS BEARING SOUTH 00°11'16" EAST (VRS OBSERVATIONS) AND MONUMENTED AT BOTH THE NORTH AND SOUTH ENDS BY A REBAR WITH YELLOW PLASTIC CAP, STAMPED: PLS 15321.





2025025958

Page: 1 of 6

03/26/2025 04:41 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: 2024-DEDICATION-0000140**  
**Asset Mgmt No.: 25-067**

## **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this 14th day of February, 2025, by **SALEM UNITED CHURCH OF CHRIST**, a Colorado nonprofit corporation, whose address is 5300 E. Florida Avenue, Denver, CO, 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:

**SALEM UNITED CHURCH OF CHRIST**, a Colorado nonprofit corporation

By: Pauline Fumagalli

Name: Pauline Fumagalli

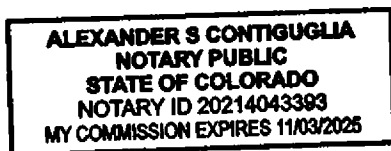
Its: Vice Moderator

STATE OF Colorado )  
 ) ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of February, 2025  
by Pauline Fumagalli, as vice moderator of **SALEM UNITED CHURCH OF  
CHRIST**, a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: 11/03/2025



Alex Contiguglia  
Notary Public

**EXHIBIT A**  
**SHEET 1 OF 4**

2023-PROJMSTR-0000421-ROW

## LEGAL DESCRIPTION

### PARCEL 1:

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NORTH AND SOUTH ENDS BY A REBAR WITH YELLOW PLASTIC CAP, STAMPED: PLS 15321.

PREPARED BY:  
ALAN H. BAILEY PLS No. 38035

ON BEHALF OF:  
BAILEY PROFESSIONAL SOLUTIONS, LLC  
5737 SOUTH KENTON STREET  
ENGLEWOOD, CO 80111  
303.587.1672  
WWW.BAILEYPROFESSIONALSOLUTIONS.COM

**Alan H. Bailey**  
**38035**  
**PROFESSIONAL LAND SURVEYOR**

Digitally signed  
by Alan Bailey  
Date: 2025.01.10  
17:25:11 -07'00'

REVISED: JANUARY 10, 2025

PROJECT:	SUCC-20-01 - 5300 FLORIDA
FILE:	ROW DEDICATION- ZL2.DWG
CHECKED:	AHB
DRAWN:	RJE
DATE:	9/03/2024



BAILEY PROFESSIONAL SOLUTIONS LLC  
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**EXHIBIT A  
SHEET 2 OF 4**

2023-PROJMSTR-0000421-ROW

## LEGAL DESCRIPTION

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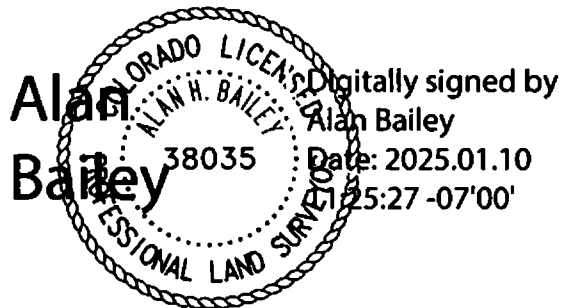
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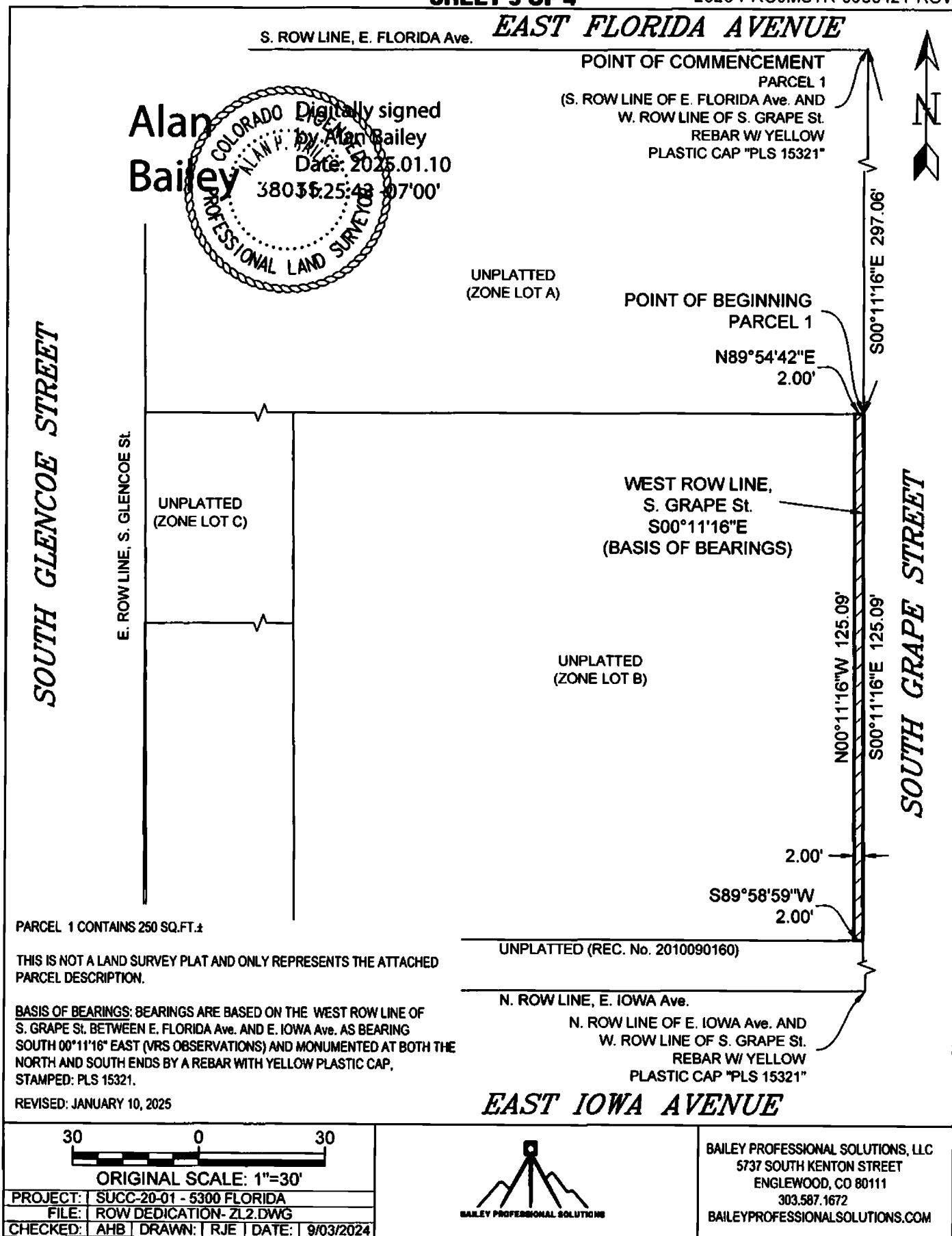
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303.587.1672  
WWW.BAILEYPROFESSIONALSOLUTIONS.COM



REVISED: JANUARY 10, 2025

	 BAILEY PROFESSIONAL SOLUTIONS	BAILEY PROFESSIONAL SOLUTIONS, LLC 5737 SOUTH KENTON STREET ENGLEWOOD, CO 80111 303.587.1672 BAILEYPROFESSIONALSOLUTIONS.COM
PROJECT: SUCC-20-01 - 5300 FLORIDA		
FILE: ROW DEDICATION- ZL3.DWG CHECKED: AHB DRAWN: RJE DATE: 9/03/2024		

2023-PROJMSTR-0000421-ROW



**EXHIBIT A  
SHEET 4 OF 4**

2023-PROJMSTR-0000421-ROW

