


**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:** August 27, 2024

**ROW #:** 2020-DEDICATION-0000115 **SCHEDULE #:** 1) 0508316031000 and 2) 0508316032000

**TITLE:** This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) North Federal Boulevard, located near the intersection of North Federal Boulevard and West 5<sup>th</sup> Avenue, and 2) Public Alley, bounded by Barnum Park, West 5th Avenue, North Federal Boulevard and West 6<sup>th</sup> 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) North Federal Boulevard, 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, "499 Federal Tunnel Wash."

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

**INSERT PARCEL DESCRIPTION ROW # ( 2020-DEDICATION-0000115-001, 002 ) HERE.**

A map of the area to be dedicated is attached.

GB/TB/LRA

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Jamie Torres District # 3  
Councilperson Aide, Daisy Rocha Vasquez  
Councilperson Aide, Angelina Gurule  
Councilperson Aide, Ayn Tougaard Slavis  
City Council Staff, Luke Palmisano  
Environmental Services, Andrew Ross  
DOTI, Manager's Office, Alba Castro  
DOTI, Manager's Office, Alaina McWhorter  
DOTI, Director, Right-of-Way Services, Glen Blackburn  
Department of Law, Johna Varty  
Department of Law, Martin Plate  
Department of Law, Kwali Farbes  
Department of Law, Ivone Avila-Ponce  
Department of Law, Katherine Ehlers  
Department of Law, Mar'quasa Maes  
DOTI Survey, Thomas Breitnauer  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2020-DEDICATION-0000115

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: August 27, 2024

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 Federal Boulevard, located near the intersection of North Federal Boulevard and West 5th Avenue, and 2) Public Alley, bounded by Barnum Park, West 5th Avenue, North Federal Boulevard and West 6th 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: Lisa R. Ayala	Name: Alaina McWhorter
Email: <a href="mailto:Lisa.ayala@denvergov.org">Lisa.ayala@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:

Scrape-off the commercial building and built a new Express Tunnel Car Wash. The developer was asked to dedicate two parcels of land as 1) North Federal Boulevard, and 2) Public Alley.

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

7. **City Council District:** Jamie Torres District # 3

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?

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

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

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

## EXECUTIVE SUMMARY

**Project Title:** 2020-DEDICATION-0000115

**Description of Proposed Project:** Scrape-off the commercial building and built a new Express Tunnel Car Wash. The developer was asked to dedicate two parcels of land as 1) North Federal Boulevard, 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) North Federal Boulevard, and 2) Public Alley.

**Has a Temp MEP been issued, and if so, what work is underway:** N/A

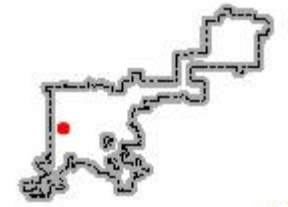
**What is the known duration of a MEP:** N/A

**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

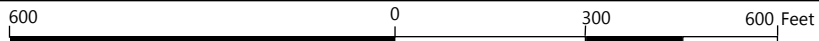
**Will an easement relinquishment be submitted at a later date:** N/A

**Additional information:** This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) North Federal Boulevard, and 2) Public Alley, as part of the development project called, "499 Federal Tunnel Wash."



### Legend

- Streets
- Alleys
- ▭ County Boundary
- ▭ Parcels
- Parks
  - All Other Parks; Linear
  - Mountain Parks





**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000115-001:**

**LAND DESCRIPTION - STREET PARCEL NO. 1**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 24TH DAY OF AUGUST, 2021, AT RECEPTION NUMBER 2021160651 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF LOTS 32 TO 40 INCLUSIVE, BLOCK 104, P.T. BARNUM'S SUBDIVISION TO THE CITY OF DENVER, ALSO BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 08, TOWNSHIP 4 SOUTH RANGE 68 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THAT PORTION OF LAND BEING DESCRIBED IN A WARRANTY DEED AS RECORDED AUGUST 27, 2012 UNDER RECEPTION NUMBER 2012115793 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE; THENCE SOUTH 89°38'27" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 32, A DISTANCE OF 7.00 FEET; THENCE NORTH 00°25'34" WEST A DISTANCE OF 225.46 FEET; THENCE NORTH 89°45'27" EAST, ALONG THE NORTH LINE OF SAID LOT 40, A DISTANCE OF 7.00 FEET; THENCE SOUTH 00°25'34" EAST, ALONG THE WESTERLY LINE OF THAT PARCEL AS DESCRIBED UNDER RECEPTION NUMBER 2012115793, A DISTANCE OF 225.45 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING: 1,578.2 SQUARE FEET \ 0.0362 ACRES MORE OR LESS.

BEARINGS ARE BASED UPON THE FOUND 20' RANGE LINE WITHIN FEDERAL BOULEVARD, ASSUMED TO BE SOUTH 00°25'34" EAST AS SHOWN HEREON.

**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000115-002:**

**LAND DESCRIPTION - ALLEY PARCEL NO. 2**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 24TH DAY OF AUGUST, 2021, AT RECEPTION NUMBER 2021160651 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF LOTS 32 TO 40 INCLUSIVE, BLOCK 104, P.T. BARNUM'S SUBDIVISION TO THE CITY OF DENVER, AND THAT PORTION OF VACATED WEST 5TH AVENUE, ORDINANCE NUMBER 663-1973. ALSO BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 08, TOWNSHIP 4 SOUTH RANGE 68 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 32; THENCE NORTH 00°21'55" WEST, ALONG THE WESTERLY LINE OF SAID LOTS 32 TO 40, AND THAT PORTION OF SAID VACATED WEST 5TH AVENUE, A DISTANCE OF 245.70 FEET; THENCE NORTH 89°45'27" EAST, ALONG THE NORTHERLY LINE OF A VACATED PORTION OF WEST 5TH AVENUE, ORDINANCE NUMBER 663-1973, A DISTANCE OF 2.50 FEET; THENCE SOUTH 00°21'55" EAST A DISTANCE OF 245.69 FEET; THENCE SOUTH 89°38'27" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 32, A DISTANCE OF 2.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING: 614.2 SQUARE FEET \ 0.014 ACRES MORE OR LESS.

BEARINGS ARE BASED UPON THE FOUND 20' RANGE LINE WITHIN FEDERAL BOULEVARD, ASSUMED TO BE SOUTH 00°25'34" EAST AS SHOWN HEREON.



08/24/2021 02:59 PM  
City & County of Denver

R \$0.00

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D \$0.00

After recording, return to:  
Division of Real Estate  
City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Denver, Colorado 80202  
Project Description: 2020-Dedication-0000115  
Asset Mgmt No.: 21-120

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED (“Deed”)**, made as of this   2   day of   August  , 2021, by **COBBLESTONE DENVER PROPCO, LLC**, a Colorado limited liability company, whose address is 7700 E. Arapahoe Rd. Suite 220, Centennial, CO 8112, 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.





**EXHIBIT A**

BEING A PORTION OF THE NW 1/4 OF SECTION 08, TOWNSHIP 4  
SOUTH RANGE 68 WEST OF THE 6TH P.M.,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
SHEET 1 OF 2

**PARCEL A****LAND DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF LOTS 32 TO 40 INCLUSIVE, BLOCK 104, P.T. BARNUM'S SUBDIVISION TO THE CITY OF DENVER, ALSO BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 08, TOWNSHIP 4 SOUTH RANGE 68 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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GORDON S. PAGE III  
PLS 29048  
KURT LINN & ASSOCIATES JOB # 1911-01  
8790 WEST COLFAX AVENUE, UNIT 20  
LAKEWOOD, CO. 80215  
303 233-1171



# EXHIBIT A

BEING A PORTION OF THE NW 1/4 OF SECTION 08, TOWNSHIP 4  
 SOUTH RANGE 68 WEST OF THE 6TH P.M.,  
 CITY AND COUNTY OF DENVER, STATE OF COLORADO  
 SHEET 2 OF 2

