



**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:** October 24, 2024

**ROW #:** 2021-DEDICATION-0000161 **SCHEDULE #:** 1) 0606201036000, and 2) 0606201037000

**TITLE:** This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) East Colfax Avenue, located at the intersection of East Colfax Avenue and North Dexter Street, 2) Public Alley, bounded by East Colfax Avenue, North Dexter Street, East 14<sup>th</sup> Avenue and North Dahlia 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) East Colfax Avenue, 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, "4700 E Colfax Townhomes."

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

**INSERT PARCEL DESCRIPTION ROW # (2021-DEDICATION-0000161-001, 002) HERE.**

A map of the area to be dedicated is attached.

GB/TB/DG

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Amanda Sawyer, District # 5  
Councilperson Aide, Owen Brigner  
Councilperson Aide, Matt Walter  
Councilperson Aide, Connor O'Keefe  
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 2021-DEDICATION-0000161

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: October 24, 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) East Colfax Avenue, located at the intersection of East Colfax Avenue and North Dexter Street, 2) Public Alley, bounded by East Colfax Avenue, North Dexter Street, East 14th Avenue and North Dahlia 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: Dalila Gutierrez	Name: Alaina McWhorter
Email: <a href="mailto:Dalila.Gutierrez@denvergov.org">Dalila.Gutierrez@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:

The project proposes to build three townhome structures on vacant land. The developer was asked to dedicate two parcels as 1) East Colfax Avenue, and 2) Public Alley.

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

7. **City Council District:** Amanda Sawyer, District # 5

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:** 2021-DEDICATION-0000161

**Description of Proposed Project:** The project proposes to build three townhome structures on vacant land. The developer was asked to dedicate two parcels as 1) East Colfax Avenue, 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) East Colfax Avenue, 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

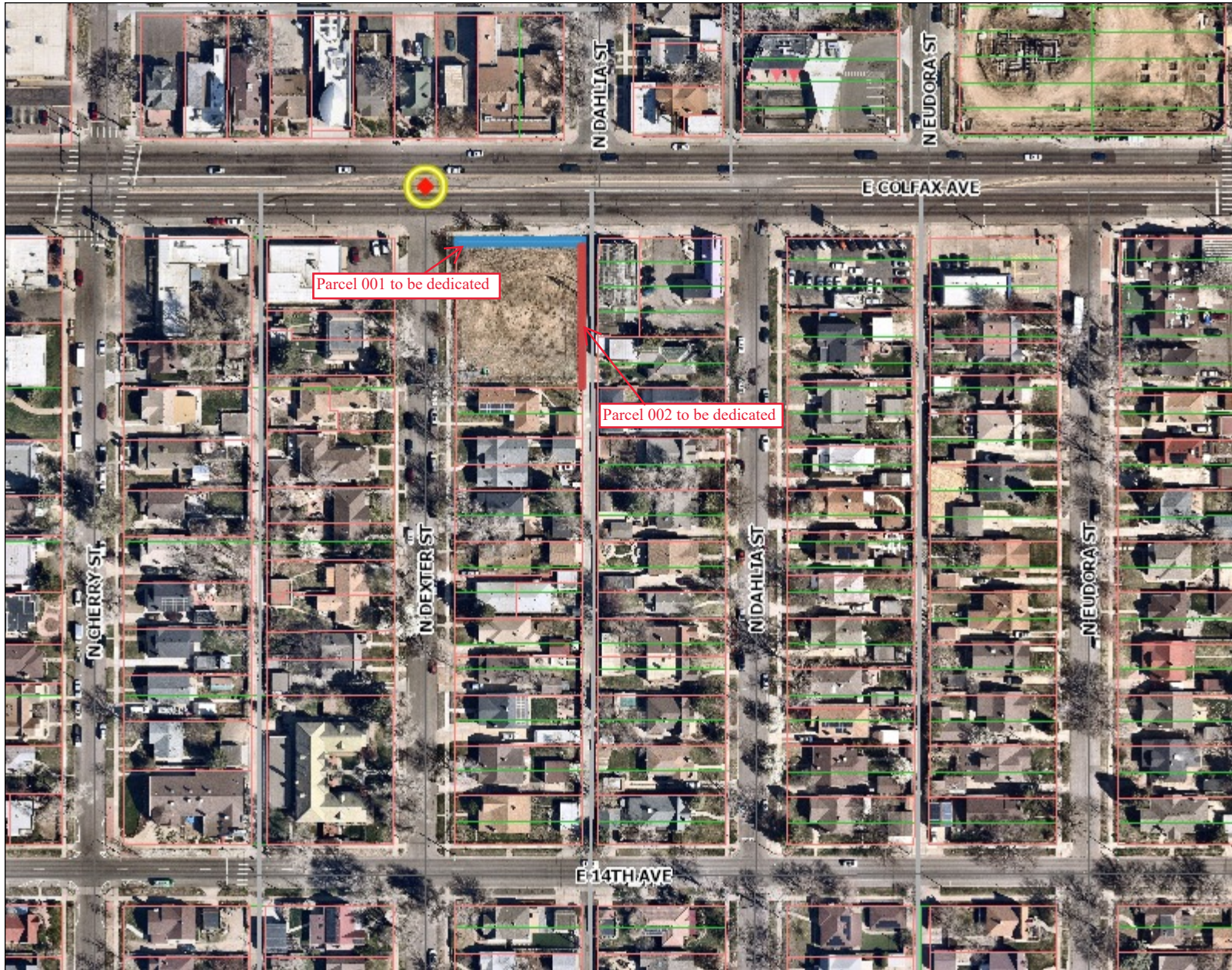
**Will land be dedicated to the City if the vacation goes through:** N/A

**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

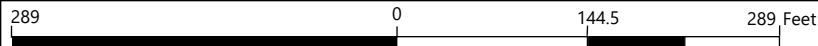
**Additional information:** This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) East Colfax Avenue, and 2) Public Alley, as part of the development project called, "4700 E Colfax Townhomes."





### Legend

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



**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000161-001:**

**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 15TH DAY OF DECEMBER, 2021, AT RECEPTION NUMBER 2021228236 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LAND LOCATED IN PLOT 25, BLOCK 4, BELLEVUE, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 6.0 FEET OF PLOT 25, BLOCK 4, BELLEVUE, EXCEPT THE EAST 7.5 FEET THEREOF AS ESTABLISHED AS A PUBLIC ALLEY IN ORDINANCE NO. 51, SERIES OF 1907, RECORDED DECEMBER 4, 1969 IN BOOK 116 AT PAGE 311, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING ±750 SQ. FT. OR ±0.017 ACRES.

**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000161-002:**

**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 15TH DAY OF DECEMBER, 2021, AT RECEPTION NUMBER 2021228236 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LAND LOCATED IN PLOT 25, BLOCK 4, BELLEVUE, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 2.5 FEET OF THE EAST 10 FEET OF PLOT 25, BLOCK 4, BELLEVUE, EXCEPT THE NORTH 6.0 FEET THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING ±349 SQ. FT. OR ±0.008 ACRES.





After recording, return to:  
Division of Real Estate  
City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Denver, Colorado 80202  
**Project Description: 2021-Dedication-0000161**  
**Asset Mgmt No.: 21-204**

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 4<sup>th</sup> day of December, 2021, by **MLD VENTURES LLC**, a Colorado limited liability company, whose address is 2830 Hanover, St., Denver, CO 80238, 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:

MLD VENTURES LLC, a Colorado limited liability company

By: [Signature]

Name: MICHAEL MCATEE

Its: MEMBER

STATE OF Colorado )  
 ) ss.  
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of December, 2021 by Michael McATEE, as MEMBER of MLD Ventures, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 5/26/25

[Signature]  
Notary Public

**KELLY OLSON WOLDT**  
NOTARY PUBLIC  
STATE OF COLORADO  
Notary ID 20174007720  
My Commission Expires May 26, 2025



EXHIBIT A  
LAND DESCRIPTION  
SHEET 1 OF 2

2020-PROJMSTR-0000131-ROW-001 &002

PARCEL 1

A PORTION OF LAND LOCATED IN PLOT 25, BLOCK 4, BELLEVUE, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 6.0 FEET OF PLOT 25, BLOCK 4, BELLEVUE, EXCEPT THE EAST 7.5 FEET THEREOF AS ESTABLISHED AS A PUBLIC ALLEY IN ORDINANCE NO. 51, SERIES OF 1907, RECORDED DECEMBER 4, 1969 IN BOOK 116 AT PAGE 311, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING  $\pm 750$  SQ. FT. OR  $\pm 0.017$  ACRES.

PARCEL 2

A PORTION OF LAND LOCATED IN PLOT 25, BLOCK 4, BELLEVUE, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 2.5 FEET OF THE EAST 10 FEET OF PLOT 25, BLOCK 4, BELLEVUE, EXCEPT THE NORTH 6.0 FEET THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING  $\pm 349$  SQ. FT. OR  $\pm 0.008$  ACRES.



RICHARD B. GABRIEL, P.L.S.  
COLORADO LICENSE NO. 37929  
FOR AND ON BEHALF OF  
POWER SURVEYING COMPANY, INC.



6911 BROADWAY  
DENVER, COLORADO 80221

PH. 303-702-1617  
FAX 303-702-1488  
WWW.POWERSURVEYING.COM

DRAWING BY: MB      DATE: 11/12/2021  
PROJECT NO. 21-064

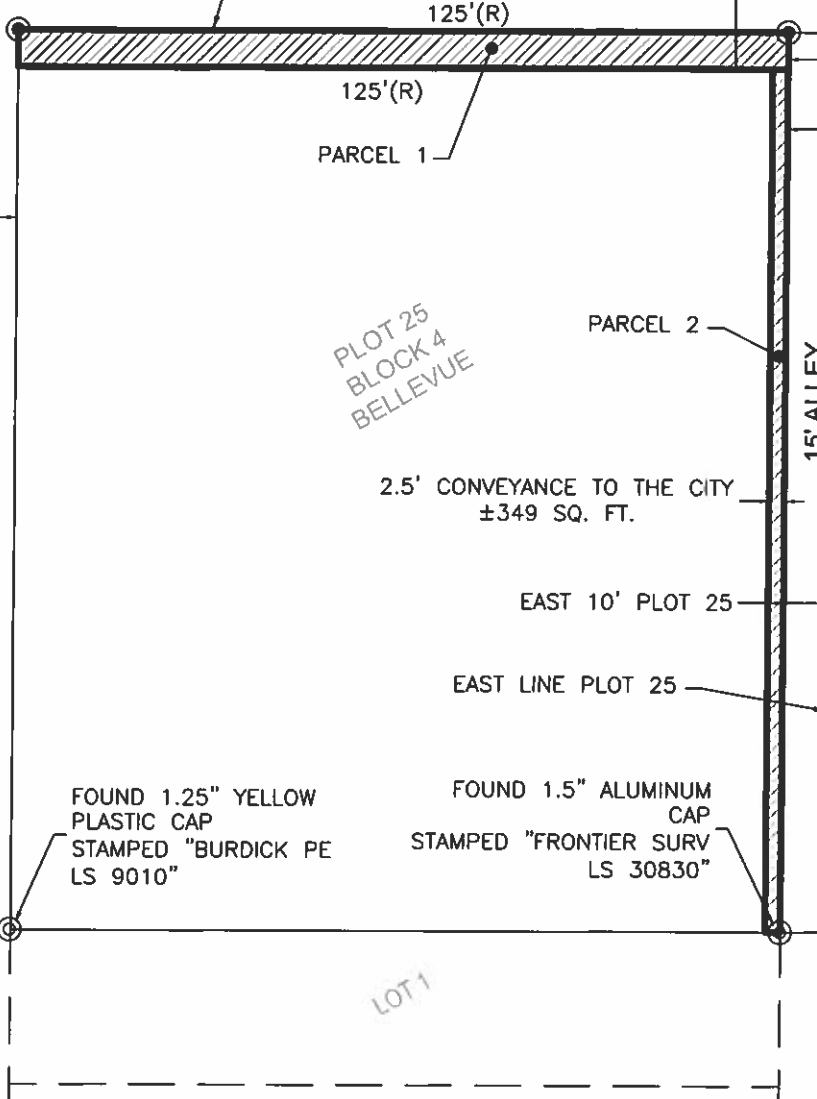
EXHIBIT A 2020-PROJMSTR-0000131-ROW-001 &002  
SHEET 2 OF 2

E COLFAX AVENUE  
(100' R.O.W./PAVED / PUBLIC)

NORTH LINE PLOT 25  
SOUTH LINE E COLFAX AVE.  
6.0' CONVEYANCE TO THE CITY  
±750 SQ. FT.

20' RANGE LINE  
695.00'(C)(R)  
40.0'  
PL-RL  
N00°05'05"E(C)

DEXTER ST  
(60' R.O.W./PAVED / PUBLIC)



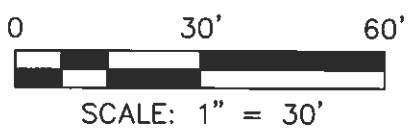
15.0' R.O.W. LOT 1  
7.5' DEDICATED BY ORDINANCE 51, SERIES 1907  
DAYAN'S RESUBDIVISION PLOTS 26, 27, 28, 29, 30, 31 & 32 OF BLOCK NO. 4 (FOUR) OF BELLEVUE LOT 4 PLOT 32  
LOT 2  
LOT 3  
LOT 5  
LOT 6  
LOT 7

15' ALLEY  
(PAVED / PUBLIC)

PLOT 25  
BLOCK 4  
BELLEVUE



- FOUND 1.25" YELLOW PLASTIC CAP OR NAIL & BRASS TAG, MARKED "PLS 37929"
- (M) AS MEASURED
- (R) PER RECORD



**POWER**™  
Surveying Company, Inc.  
*Established 1948*

6911 BROADWAY  
DENVER COLORADO 80221

PH. 303-702-1617  
FAX. 303-702-1488  
WWW.POWERSURVEYING.COM

DRAWING BY: MB DATE: 11/12/2021  
PROJECT NO. 21-064