


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: August 19, 2025

ROW #: 2024-DEDICATION-0000181 **SCHEDULE #:** Adjacent to 1) 0617400195000, and
2) 0617400194000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) South Quebec Street, located near the intersection of Leetsdale Drive and South Quebec Street, and 2) South Quebec Street, located near the intersection of Leetsdale Drive and South Quebec 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) South Quebec Street, and 2) South Quebec 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, "7150 Leetsdale Dr."

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

INSERT PARCEL DESCRIPTION ROW # (2024-DEDICATION-0000181-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/BP/BV

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Amanda Sawyer, District # 5
Councilperson Aide, Owen Brigner
Councilperson Aide, Matt Walter
Councilperson Aide, Connor O'Keefe
Councilperson Aide, Falyn Swerer McNutt
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Director, Right-of-Way Services, Glen Blackburn
DOTI, Deputy Director, Right-of-Way Services, Darion Mayhorn
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-0000181

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: 720-865-3002

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

Date of Request: August 19, 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 Quebec Street, located near the intersection of Leetsdale Drive and South Quebec Street, and 2) South Quebec Street, located near the intersection of Leetsdale Drive and South Quebec 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: Alaina McWhorter
Email: Barbara.Valdez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

This project proposes to build a new commercial fueling station with canopy. Developer was asked to dedicate two parcels of land as 1) South Quebec Street, and 2) South Quebec Street.

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> <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-0000181

Description of Proposed Project: This project proposes to build a new commercial fueling station with canopy. Developer was asked to dedicate two parcels of land as 1) South Quebec Street, and 2) South Quebec 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 Quebec Street, and 2) South Quebec 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 Quebec Street, and 2) South Quebec Street as part of the development project called, "7150 Leetsdale Dr."



Legend

- Streets
- Alleys
- ▬ County Boundary
- ▭ Parcels



400 0 200 400 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:3,120

Map Generated 8/19/2025

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-0000181-001:**LEGAL DESCRIPTION – STREET PARCEL 1:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 8TH DAY OF AUGUST, 2025, AT RECEPTION NUMBER 2025078820 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 LOT 3, DENVER ASSESSOR'S PARCEL RECONFIGURATION RECORDED AT RECEPTION NO. 2023096071 IN THE CITY & COUNTY OF DENVER CLERK AND RECORDER OFFICE, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARING IS BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND IS CONSIDERED TO BEAR S00°23'11"E, MONUMENTED ON THE NORTH END OF THE LINE BY A FOUND 3.25" ALUMINUM CAP STAMPED, "D.W.D. PLS 16398 1995, S1/16 S17/S16, T4S R67W" IN A RANGE BOX, AND ON THE SOUTH END OF THE LINE BY A FOUND 3.25" BRASS CAP STAMPED, "D.W.D. PLS 16398, S17/S16/S20/S21 T4S R67W, 1988" IN A RANGE BOX.

COMMENCING AT THE SOUTH 1/16 CORNER FOR SAID SECTION 17;

THENCE WITH SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, S00°23'11"E, A DISTANCE OF 796.12 FEET;

THENCE S89°36'49"W, A DISTANCE OF 60.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH QUEBEC STREET, BEING THE NORTHEAST CORNER OF SAID LOT 3, AND BEING THE **POINT OF BEGINNING**;

THENCE WITH SAID WEST RIGHT OF WAY LINE, S00°23'11"E, A DISTANCE OF 175.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE WITH THE SOUTH LINE OF SAID LOT 3, S89°38'24"W, A DISTANCE OF 4.00 FEET;

THENCE N00°23'11"W, A DISTANCE OF 177.20 FEET TO THE NORTH LINE OF SAID LOT 3;

THENCE WITH THE NORTH LINE OF SAID LOT 3, S65°04'29"E, A DISTANCE OF 4.42 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS 705 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000181-002:**LEGAL DESCRIPTION – STREET PARCEL 2:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 8TH DAY OF AUGUST, 2025, AT RECEPTION NUMBER 2025078820 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 LOT 1, DENVER ASSESSOR'S PARCEL RECONFIGURATION RECORDED AT RECEPTION NO. 2021042042 IN THE CITY & COUNTY OF DENVER CLERK AND RECORDER OFFICE, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARING IS BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND IS CONSIDERED TO BEAR S00°23'11"E, MONUMENTED ON THE NORTH END OF THE LINE BY A FOUND 3.25" ALUMINUM CAP STAMPED, "D.W.D. PLS 16398 1995, S1/16 S17/S16, T4S R67W" IN A RANGE BOX, AND ON THE SOUTH END OF THE LINE BY A FOUND 3.25" BRASS CAP STAMPED, "D.W.D. PLS 16398, S17/S16/S20/S21 T4S R67W, 1988" IN A RANGE BOX.

COMMENCING AT THE SOUTH 1/16 CORNER FOR SAID SECTION 17;

THENCE WITH SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, S00°23'11"E, A DISTANCE OF 971.43 FEET;

THENCE S89°36'49"W, A DISTANCE OF 60.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH QUEBEC STREET, BEING THE SOUTHEAST CORNER OF LOT 3, DENVER ASSESSOR'S PARCEL RECONFIGURATION RECORDED AT RECEPTION NO. 2023096071, AND BEING THE **POINT OF BEGINNING**;

THENCE WITH SAID WEST RIGHT OF WAY LINE, S00°23'11"E, A DISTANCE OF 100.00 FEET;

THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, S89°36'49"W, A DISTANCE OF 4.00 FEET;

THENCE N00°23'11"W, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF SAID LOT 3;

THENCE WITH THE SOUTH LINE OF SAID LOT 3, N89°38'24"E, A DISTANCE OF 4.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS 400 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.



2025078820

Page: 1 of 5

08/08/2025 11:40 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
Denver, Colorado 80202
Project Description: 2024-Dedication-0000181
Asset Mgmt No.: 25-206

No Fee

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 31st day of July, 2025, by **ANTERO RETAIL GROUP LLC**, a Colorado limited liability company, whose address is 1798 Platte Street, Denver, CO 80202, 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:

ANTERO RETAIL GROUP LLC, a Colorado limited liability company

By: [Signature]

Name: Scott Brucker

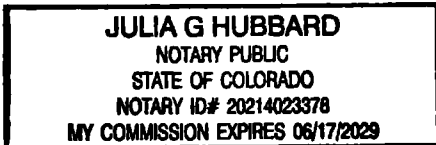
Its: Authorized Agent for Antero Retail Group LLC

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 31 day of July, 2025
by Scott Brucker, as authorized agent of **ANTERO RETAIL GROUP LLC**,
a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 06/17/2029



[Signature]
Notary Public

2023-PROJMSTR-0000211-ROW

**EXHIBIT A
LAND DESCRIPTION**

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF LOT 3, DENVER ASSESSOR'S PARCEL RECONFIGURATION RECORDED AT RECEPTION NO. 2023096071 IN THE CITY & COUNTY OF DENVER CLERK AND RECORDER OFFICE, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL 2

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**EXHIBIT A
LAND DESCRIPTION**

CONTINUED:

RANGE BOX, AND ON THE SOUTH END OF THE LINE BY A FOUND 3.25" BRASS CAP STAMPED, "D.W.D. PLS 16398, S17/S16/S20/S21 T4S R67W, 1988" IN A RANGE BOX.

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JOHN G. HOUSTON, PLS 38880
PROJECT NO. MOC000082.10
PREPARED FOR AND ON BEHALF OF GALLOWAY COMPANY, INC
1155 KELLY JOHNSON BLVD, SUITE #305
COLORADO SPRINGS, CO 80920

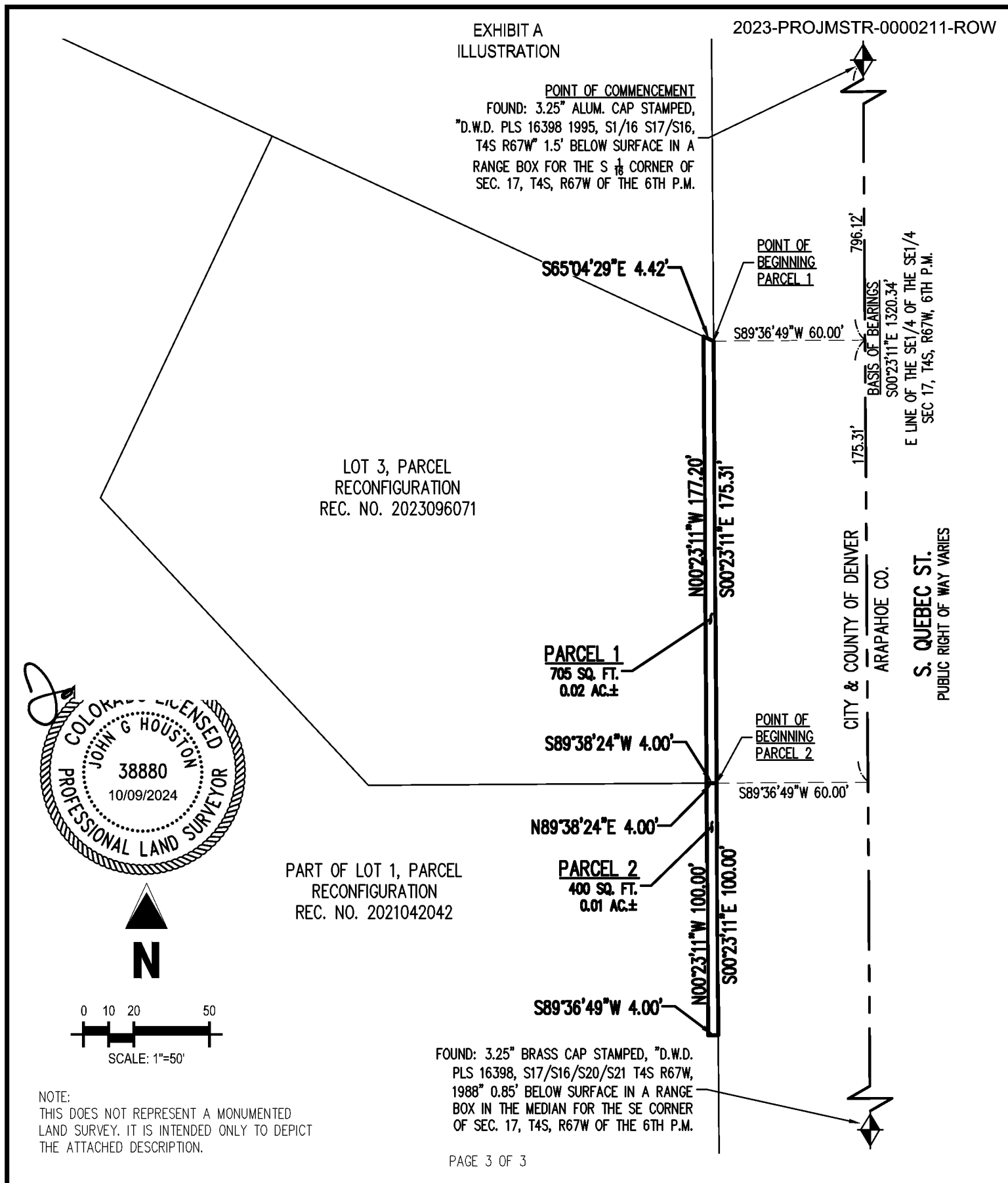


ILLUSTRATION PARCELS 1 & 2

A PORTION OF LOT 3, PARCEL RECONFIG, REC. NO. 2023096071
AND A PORTION OF LOT 1, PARCEL RECONFIG, REC. NO. 2021042042

CITY AND COUNTY OF DENVER, COLORADO

Project No: MOC000082.10

Drawn By: JGH

Checked By: BJD/JGH

Date: 08.23.2024

Galloway

1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com