




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: March 20, 2024

ROW #: 2020-DEDICATION-0000143 **SCHEDULE #:** 1) 0532103051000, and 2) 0532103052000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) South Federal Boulevard, located near the intersection of South Federal Boulevard and West Yale Avenue, and 2) South Decatur Street, located near the intersection of South Decatur Street and West Yale 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 Federal Boulevard, and 2) South Decatur 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, "Federal Blvd Lofts."

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 Federal Boulevard, and 2) South Decatur Street. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2020-DEDICATION-0000143-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/TB /DG

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Kevin Flynn District # 2
Councilperson Aide, Dana Montano
Councilperson Aide, Stacy Simonet
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Manager's Office, Nicholas Williams
DOTI, Director, Right-of-Way Services, Glen Blackburn
Department of Law, Johna Varty
Department of Law, Martin Plate
Department of Law, Deanne Durfee
Department of Law, Ivone Avila-Ponce
Department of Law, Katie Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Thomas Breitnauer
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2020-DEDICATION-0000143

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

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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: March 20, 2024

Please mark one: Bill Request or Resolution Request

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 1) South Federal Boulevard, located near the intersection of South Federal Boulevard and West Yale Avenue, and 2) South Decatur Street, located near the intersection of South Decatur Street and West Yale 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: Dalila Gutierrez	Name: Nicholas Williams
Email: Dalila.Gutierrez@denvergov.org	Email: Nicholas.Williams@denvergov.org

5. **General description or background of proposed request. Attach executive summary if more space needed:**
Proposing to demolish two existing single-family buildings and build a new apartment building. The developer was asked to dedicate two parcels as 1) South Federal Boulevard, and 2) South Decatur Street.
6. **City Attorney assigned to this request (if applicable):**
7. **City Council District:** Kevin Flynn, District #2
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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Project Title: 2020-DEDICATION-0000143

Description of Proposed Project: Proposing to demolish two existing single-family buildings and build a new apartment building. The developer was asked to dedicate two parcels as 1) South Federal Boulevard, and 2) South Decatur 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 Federal Boulevard, and 2) South Decatur Street.

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

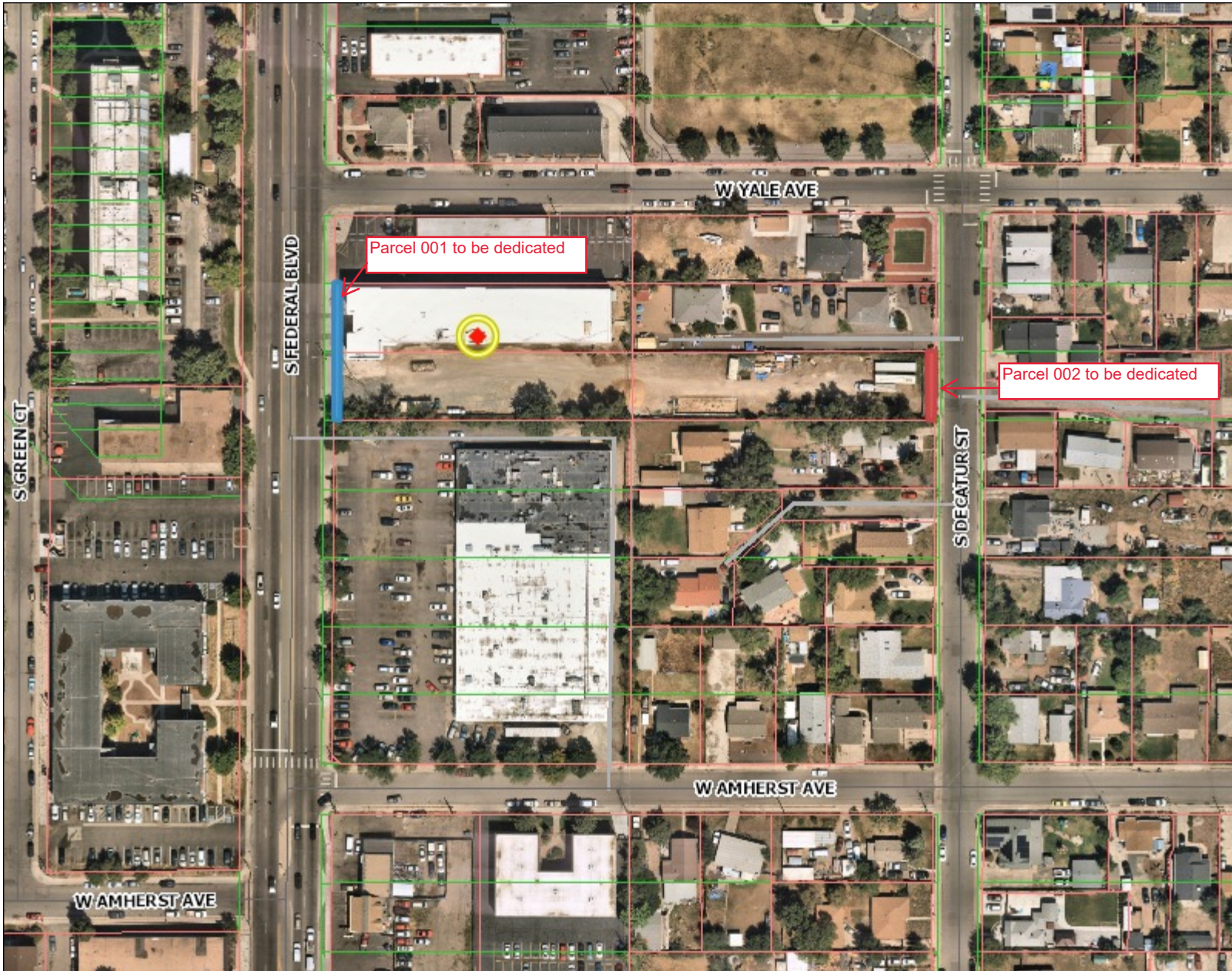
What is the known duration of a MEP: N/A

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 Federal Boulevard, and 2) South Decatur Street, as part of the development project called, "Federal Blvd Lofts."



Legend

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

289 0 144.5 289 Feet

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000143-001:

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 14TH DAY OF DECEMBER, 2021, AT RECEPTION NUMBER 2021227486 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE EAST 6.00 FEET OF THE WEST 16.0 FEET OF LOTS 2-3, BLOCK 3, BOULEVARD GARDENS SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 804.91 ± SQUARE FEET (0.019 ± ACRES); MORE OR LESS.

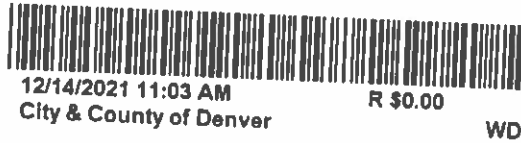
PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000143-002:

LAND DESCRIPTION - STREET PARCEL NO. 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF DECEMBER, 2021, AT RECEPTION NUMBER 2021227486 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE WEST 7.00 FEET OF THE EAST 12.0 FEET OF LOT 14, BLOCK 3, BOULEVARD GARDENS SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 468.80 ± SQUARE FEET (0.011 ± ACRES); MORE OR LESS.



2021227486
Page: 1 of 4
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-0000143
Asset Mgmt No.: 21-043

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 6th day of December, 2021, by **CO INVESTMENT LLC**, a Colorado limited liability company, whose address is 8855 E. Prairie Meadow Dr, 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:

CO INVESTMENT LLC, a Colorado limited liability company

By: 

Name: XIAO PENG GUAN

Its: owner

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 6th day of December, 2021
by Paul Guam, as Owner of CO Investment LLC,
a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 12-28-2022

THOMAS DALE KERN GREIMAN
Notary Public
State of Colorado
Notary ID # 20184048879
My Commission Expires 12-28-2022


Notary Public

EXHIBIT A
PAGE 1 OF 2

LAND DESCRIPTION PARCEL #1:

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CONTAINING 804.91 ± SQUARE FEET (0.019 ± ACRES); MORE OR LESS.

LAND DESCRIPTION PARCEL #2:

THE WEST 7.00 FEET OF THE EAST 12.0 FEET OF LOT 14, BLOCK 3, BOULEVARD GARDENS SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 468.80 ± SQUARE FEET (0.011 ± ACRES); MORE OR LESS.

Karl
Fran
klin

Digitally signed by
Karl Franklin
DN: cn=Karl
Franklin,
o=Altitude Land
Consultants, ou,
email=karl@altitu
delandco.com,
c=US
Date: 2021.03.11
09:36:28 -07'00'



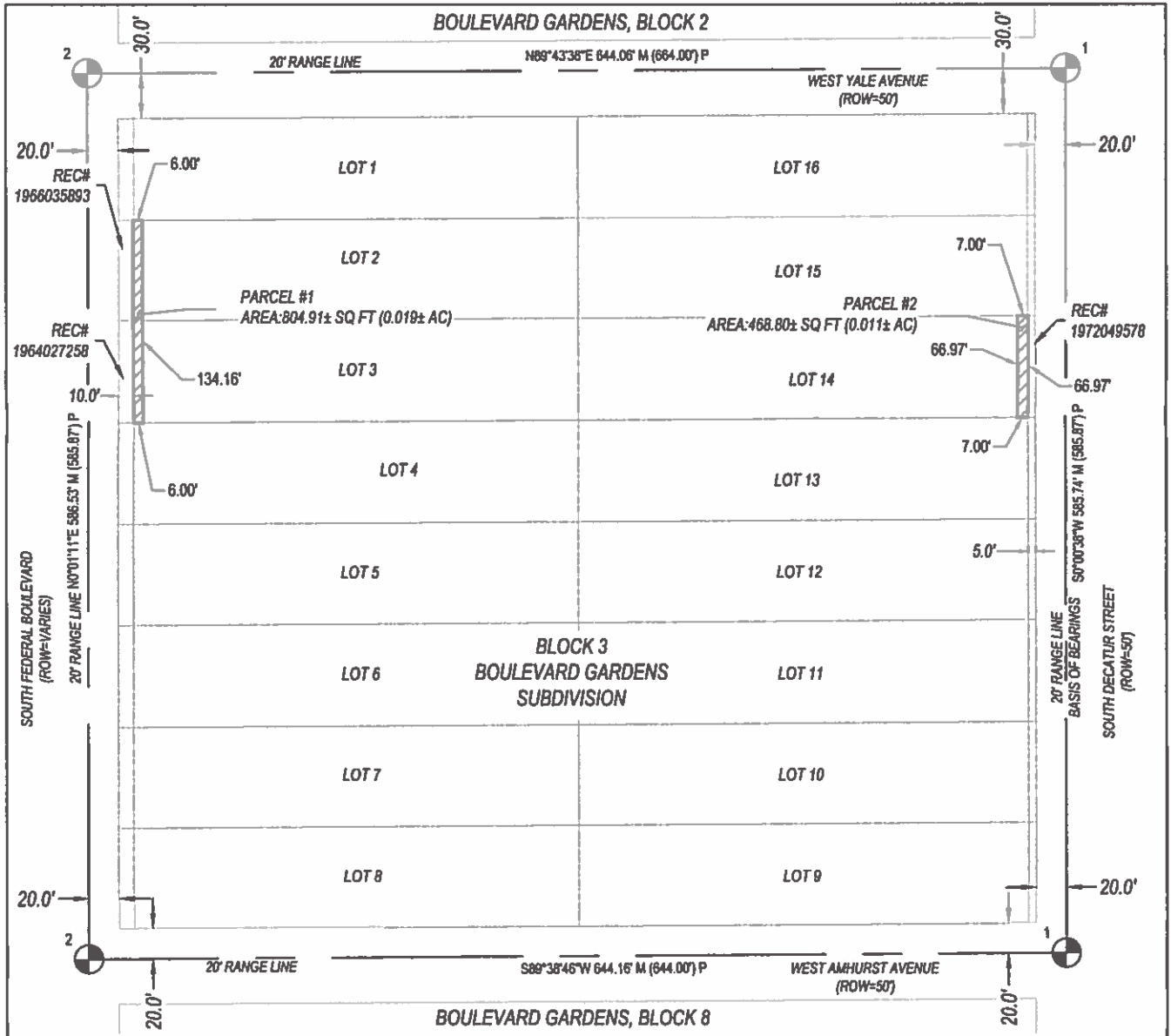
3461 Ringsby Court, Suite 125
Denver, CO 80216

2727 N. Cascade, #160 Colorado Springs,
CO 80907

720.594.9494
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

Prepared By:
Altitude Land Consultants, Inc
Karl W. Franklin, PE-PLS-EXW
Colorado PLS 37969

Date: 3/11/2021
Job No. 19-196



*ALL MEASUREMENTS IN PARENTHESES ARE PER PLAT.

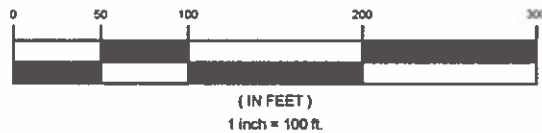


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Denver, CO 80216

2727 N. Cascade, #160 Colorado Springs,
CO 80907

720.584.9494
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

Date: 3/11/2021
Job No. 19-196



LEGEND:

	DEDICATION AREA
	FOUND 1" AXLE IN RANGE BOX
	CALCULATED RANGE POINT FROM FOUND TIES
	FOUND CHISELED CROSS
	RANGE LINE
	BLOCK LINE