




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: April 25, 2024

ROW #: 2021-DEDICATION-0000035 **SCHEDULE #:** 1) 0509111046000, and 2) 0509111047000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) North Santa Fe Drive, located at the intersection of North Santa Fe Drive and West 4th Avenue, and 2) Public Alley, bounded by North Santa Fe Drive, West 4th Avenue, North Inca Street, and West 3rd 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 Santa Fe Drive, 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, “4th & Santa Fe.”

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 Santa Fe Drive, and 2) Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2021-DEDICATION-0000035-001, 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, Flor Alvidrez District # 7
Councilperson Aide, Mark Montoya
Councilperson Aide, Nikki Johnson
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, 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-0000035

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

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: April 25, 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 Public Right-of-Way as 1) North Santa Fe Drive, located at the intersection of North Santa Fe Drive and West 4th Avenue, and 2) Public Alley, bounded by North Santa Fe Drive, West 4th Avenue, North Inca Street, and West 3rd 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 build an apartment building on vacant land. The developer was asked to dedicate two parcels as 1) North Santa Fe Drive, and 2) Public Alley

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

7. **City Council District:** Flor Alvidrez, District # 7

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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Project Title: 2021-DEDICATION-0000035

Description of Proposed Project: Proposing to build an apartment building on vacant land. The developer was asked to dedicate two parcels as 1) North Santa Fe Drive, 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 Santa Fe Drive, 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 Santa Fe Drive, and 2) Public Alley, as part of the development project called, "4th & Santa Fe."



Legend

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

252 0 126 252 Feet

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000035-001:

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 27TH DAY OF APRIL, 2021, AT RECEPTION NUMBER 2021079821 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PART OF LOTS 1, 2 AND 3, BLOCK 10, SUMNER'S ADDITION TO DENVER SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 10, SUMNER'S ADDITION TO DENVER;
THENCE N89°55'47"E ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 4TH AVENUE, A DISTANCE OF 6.00 FEET;
THENCE S00°00'00"E PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF SANTA FE DRIVE, A DISTANCE OF 123.64 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 2020074350, DENVER COUNTY, COLORADO;
THENCE N89°44'23"W ALONG SAID SOUTH LINE, A DISTANCE OF 6.00 FEET TO A POINT LYING ON SAID EASTERLY RIGHT-OF-WAY LINE;
THENCE N00°00'00"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID LOTS 1, 2 AND 3, BLOCK 10 SUMNER'S ADDITION TO DENVER A DISTANCE OF 123.61 FEET TO THE **POINT OF BEGINNING**.

PARCEL 1 CONTAINS (742 SQUARE FEET) 0.0170 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000035-002:

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 27TH DAY OF APRIL, 2021, AT RECEPTION NUMBER 2021079821 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PART OF LOTS 1, 2 AND 3, BLOCK 10, SUMNER'S ADDITION TO DENVER SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 10, SUMNER'S ADDITION TO DENVER;
THENCE S00°00'03"W ALONG THE EASTERLY LINE OF SAID LOTS 1, 2 AND 3, BLOCK 10, SUMNER'S ADDITION TO DENVER AND THE WESTERLY RIGHT-OF-WAY LINE OF AN EXISTING PUBLIC ALLEY, 16 FEET WIDE, A DISTANCE OF 124.21 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 2020074350, DENVER COUNTY, COLORADO;
THENCE N89°44'23"W ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 2.00 FEET;
THENCE N00°00'03"E PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE AND SAID EASTERLY LINE, A DISTANCE OF 124.20 FEET TO A POINT LYING ON THE NORTHERLY LINE OF SAID LOT 1 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 4TH AVENUE;
THENCE N89°55'47"E ALONG SAID NORTHERLY LINE AND SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

PARCEL 2 CONTAINS (249 SQUARE FEET) 0.0057 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE 20.5' RANGE LINE IN WEST 4TH AVENUE BETWEEN SANTA FE DRIVE AND INCA STREET BEARING N89°55'47"E BOUND BY A NO. 5 REBAR IN RANGE BOX FOUND AT THE INTERSECTION OF WEST 4TH AVENUE AND SANTA FE DRIVE AND A 1" SQUARE BOLT IN RANGE BOX FOUND AT THE INTERSECTION ON WEST 4TH AVENUE AND INCA STREET.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.



04/27/2021 09:30 AM
City & County of Denver

R \$0.00

WD

2021079821
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: 2021-Dedication-0000035
Asset Mgmt No.: 21-062

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 24th day of APRIL, 2021, by **RIO NORTE, LLC**, a Colorado limited liability company, whose address is 2722 Dallas Street, 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:

RIO NORTE, LLC, a Colorado limited liability company

By: [Signature]

Name: JERU PARIKH

Its: MEMBER

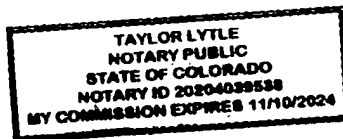
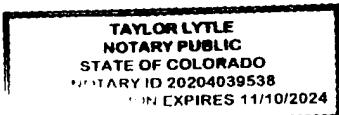
STATE OF CO)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 24th day of April, 2021
by ~~04-26-1940~~^{TL}, as Member of **RIO NORTE, LLC**, a Colorado
Jeru Parikh
limited liability company.

Witness my hand and official seal.

My commission expires: 11/10/2024

[Signature]
Notary Public



2019-PROJMSTR-0000664-ROW

EXHIBIT "A"

Page 1 of 2

Land Description:**Parcel 1**

A parcel of land being a part of Lots 1, 2 and 3, Block 10, Sumner's Addition To Denver situated in the Northeast One-Quarter of Section 9, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the Northwest Corner of said Lot 1, Block 10, Sumner's Addition To Denver;
 Thence N89°55'47"E along the North Line of said Lot 1 and the Southerly Right-of-Way Line of West 4th Avenue, a distance of 6.00 feet;
 Thence S00°00'00"E parallel with the Easterly Right-of-Way Line of Santa Fe Drive, a distance of 123.64 feet to a point on the South Line of a parcel of land described in Special Warranty Deed recorded at Reception Number 2020074350, Denver County, Colorado;
 Thence N89°44'23"W along said South Line, a distance of 6.00 feet to a point lying on said Easterly Right-of-Way Line;
 Thence N00°00'00"E along said Easterly Right-of-Way Line and the Westerly line of said Lots 1, 2 and 3, Block 10 Sumner's Addition To Denver a distance of 123.61 feet to the **Point of Beginning**.

Parcel 1 Contains (742 Square Feet) 0.0170 Acres, more or less.

Parcel 2

A parcel of land being a part of Lots 1, 2 and 3, Block 10, Sumner's Addition To Denver situated in the Northeast One-Quarter of Section 9, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the Northeast Corner of said Lot 1, Block 10, Sumner's Addition To Denver;
 Thence S00°00'03"W along the Easterly Line of said Lots 1, 2 and 3, Block 10, Sumner's Addition To Denver and the Westerly Right-of-Way Line of an existing Public Alley, 16 feet wide, a distance of 124.21 feet to the Southeast Corner of a parcel of land described in Special Warranty Deed recorded at Reception Number 2020074350, Denver County, Colorado;
 Thence N89°44'23"W along the South Line of said parcel of land, a distance of 2.00 feet;
 Thence N00°00'03"E parallel with said Westerly Right-of-Way Line and said Easterly Line, a distance of 124.20 feet to a point lying on the Northerly Line of said Lot 1 and the Southerly Right-of-Way Line of West 4th Avenue;
 Thence N89°55'47"E along said Northerly Line and said Southerly Right-of-Way Line a distance of 2.00 feet to the **Point of Beginning**.

Parcel 2 Contains (249 Square Feet) 0.0057 Acres, more or less.

Bearings are based on the 20.5' range line in west 4th avenue between Santa Fe Drive and Inca Street bearing N89°55'47"E bound by a No. 5 rebar in Range Box found at the intersection of west 4th Avenue and Santa Fe Drive and a 1" Square bolt in Range Box found at the intersection on West 4th Avenue and Inca Street.

All lineal distances are represented in U.S. Survey Feet.

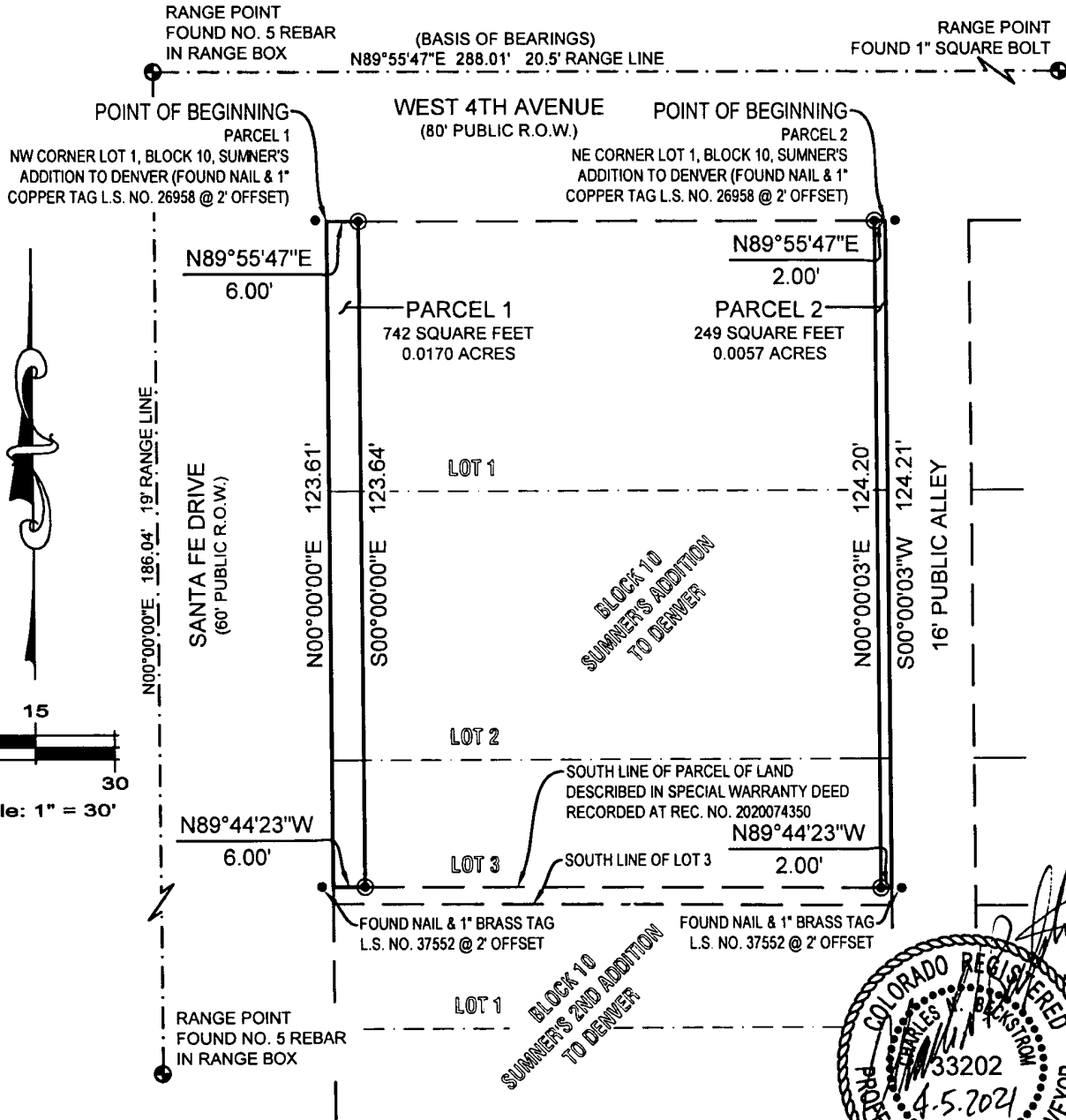
Date Prepared: January 12, 2021
 Date of Last Revision: April 5, 2021
 Prepared By: Charles N. Beckstrom, PLS No. 33202
 For and on behalf of
 Engineering Service Company
 14190 East Evans Avenue
 Aurora, Colorado 80014
 Phone: 303-337-1393



2019-PROJMSTR-0000664-ROW

ILLUSTRATION FOR EXHIBIT "A"

Page 2 of 2



ESC
ENGINEERING SERVICE COMPANY
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393 | F 303.337.7481

PROPERTY OWNER:
RIO NORTE LLC
2722 DALLAS STREET
DENVER, COLORADO 80238

- LEGEND**
- SET 3/4"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202"
 - FOUND MONUMENT AS DESCRIBED

CITY AND COUNTY OF DENVER

Drawn By: DWW, JDP	Checked By: CNB, JDP	Project No.: 814.33	Date: 1/12/2021 rev 4/5/2021
File Name: <i>Project: Sample Land Subdiv, Inc/Denver-SP4 Santa Fe DMCADENBROW Dedication/SP4 N Santa Fe Dr Denver - ROW Dedication</i>			
Scale: 1" = 30'			
Note: This exhibit does not represent a monumented survey. It is intended only to depict the attached description.			

A PART OF LOTS 1, 2 & LOT 3, BLOCK 10,
SUMNER'S ADDITION TO DENVER
SITUATED IN THE NE 1/4 OF SECTION 9, T.4S., R.68W. OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO