




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 1, 2024

ROW #: 2023-DEDICATION-0000221 **SCHEDULE #:** Adjacent to 1) 0021100019000 and 2) 0021100019000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) North Rifle Way, located near the intersection of North Rifle Way and Green Valley Ranch Boulevard, and 2) North Telluride Street, located near the intersection of East 45th Avenue and North Telluride 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) North Rifle Way, and 2) North Telluride 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, "Outlook Green Valley."

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 Rifle Way, and 2) North Telluride Street. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000221-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/KS /DG

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Stacie Gilmore District # 11
Councilperson Aide, Teresa St. Peter
Councilperson Aide, Andrew Nicla
Councilperson Aide, Deija Cortez
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, Kathy Svecchovsky
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2023-DEDICATION-0000221

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: April 1, 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:** Dedicated two City-owned parcels of land as Public Right-of-Way as 1) North Rifle Way, located near the intersection of North Rifle Way and Green Valley Ranch Boulevard, and 2) North Telluride Street, located near the intersection of East 45th Avenue and North Telluride 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: 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 a multifamily development on vacant land. The developer was asked to dedicate two parcels as 1) North Rifle Way, and 2) North Telluride Street.

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

7. **City Council District:** Stacie Gilmore, District # 11

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: 2023-DEDICATION-0000221

Description of Proposed Project: Proposing to build a multifamily development on vacant land. The developer was asked to dedicate two parcels as 1) North Rifle Way, and 2) North Telluride 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) North Rifle Way, and 2) North Telluride 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) North Rifle Way, and 2) North Telluride Street, as part of the development project called, "Outlook Green Valley."



Legend

- Streets
- Alleys
- ▭ County Boundary
- ▭ Parcels



PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000221-001:

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 13TH DAY OF NOVEMBER, 2008, AT RECEPTION NUMBER 2008154401 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 TRACT B-1, CP BEDROCK FILING NO. 1, SITUATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 21;
THENCE NORTH 24°34'16" WEST, A DISTANCE OF 2,302.72 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT B-1, ALSO BEING THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 4, C.P. BEDROCK FILING NO. 8, AND THE POINT OF BEGINNING;
THENCE NORTH 61°24'39" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 68.00 FEET TO THE MOST EASTERLY CORNER OF LOT 1, BLOCK 3, C.P. BEDROCK FILING NO. 8;
THENCE NORTH 28°20'04" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT B-1 AND THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK 1, C.P. BEDROCK FILING NO. 8;
THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 61°24'39" EAST, A DISTANCE OF 67.17 FEET;
- 2) SOUTH 63°18'36" EAST, A DISTANCE OF 0.83 FEET TO THE MOST WESTERLY CORNER OF TRACT A, C.P. BEDROCK FILING NO. 8;

THENCE SOUTH 28°20'04" WEST, A DISTANCE OF 80.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5,440 SQUARE FEET OR 0.125 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS SHOWN ON C.P. BEDROCK FILING NO. 8, BEING MONUMENTED AT THE CENTER QUARTER CORNER BY A 2.5" ALUMINUM CAP, STAMPED: TOPOGRAPHIC 2016 PLS 25936, FLUSH WITH GROUND, AND BEING MONUMENTED AT THE WEST QUARTER CORNER BY A 2.5" ALUMINUM CAP, STAMPED: C.R. MOORE PLS 10945, IN RANGE BOX, BEARS NORTH 89°57'30" EAST.

TOGETHER WITH:

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000221-002:**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 13TH DAY OF NOVEMBER, 2008, AT RECEPTION NUMBER 2008154401 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 8.00 FEET WIDE AND BEING A PORTION OF TRACT B-1, CP BEDROCK FILING NO. 1, SITUATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 21;
THENCE NORTH 13°53'29" WEST, A DISTANCE OF 1,516.85 FEET TO THE INTERSECTION OF THE SOUTH LINE OF SAID TRACT B-1, THE WEST RIGHT-OF-WAY LINE OF TELLURIDE ST, AS SHOWN ON SAID CP BEDROCK FILING NO. 1, AND THE POINT OF BEGINNING;
THENCE NORTH 53°56'32" WEST ALONG THE SOUTH LINE OF SAID TRACT B-1, A DISTANCE OF 9.76 FEET TO A POINT OF NON-TANGENT CURVATURE AND THE NORTHEAST CORNER OF LOT 1, BLOCK 4, C.P. BEDROCK FILING NO. 8;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 92.90 FEET, SAID CURVE HAVING A RADIUS OF 968.00 FEET, A CENTRAL ANGLE OF 05°29'55", AND A CHORD WHICH BEARS NORTH 04°00'34" EAST A CHORD DISTANCE OF 92.86 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT B-1 AND THE SOUTHEAST CORNER OF TRACT A, C.P. BEDROCK FILING NO. 8;
THENCE ALONG SAID NORTH LINE SOUTH 56°37'28" EAST, A DISTANCE OF 8.96 FEET TO A POINT OF NON-TANGENT CURVATURE AND A POINT ON SAID WEST RIGHT-OF-WAY LINE OF TELLURIDE ST;
THENCE ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 93.69 FEET, SAID CURVE HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 05°35'31", AND A CHORD WHICH BEARS SOUTH 03°43'24" WEST A CHORD DISTANCE OF 93.65 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 746 SQUARE FEET OR 0.017 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS SHOWN ON C.P. BEDROCK FILING NO. 8, BEING MONUMENTED AT THE CENTER QUARTER CORNER BY A 2.5" ALUMINUM CAP, STAMPED: TOPOGRAPHIC 2016 PLS 25936, FLUSH WITH GROUND, AND BEING MONUMENTED AT THE WEST QUARTER CORNER BY A 2.5" ALUMINUM CAP, STAMPED: C.R. MOORE PLS 10945, IN RANGE BOX, BEARS NORTH 89°57'30" EAST.



SPECIAL WARRANTY DEED

C.P. BEDROCK, LLC, a Delaware limited liability company, with an address of 224 12th Avenue, New York, NY 10001, and YAMPA-TELLURIDE LAND INVESTMENTS LLC, a Colorado limited liability company, with an address of 4908 Tower Road, Denver, CO 80249 (the "Grantors"), for the consideration of \$10.00, in hand paid, and other good and valuable mutual consideration, hereby sell and convey to the CITY AND COUNTY OF DENVER, a political subdivision and municipal corporation of the State of Colorado, with an address of 1437 Bannock, Room 350, Denver, Colorado 80202, (the "Grantee"), the real property located in the County and County of Denver, State of Colorado, more particularly described in Exhibit A attached hereto, with all its appurtenances, and warrants title to the same against all persons claiming under Grantor subject to the matters set forth in Exhibit B attached hereto.

C.P. BEDROCK LLC, a Delaware limited liability company

By: Tickly Bender Development LLC, a Delaware limited liability company, Manager

By: C.P. Burke

Its: Manager

STATE OF New York)
) ss.
COUNTY OF New York)

The foregoing Special Warranty Deed was acknowledged before me this 25th day of August, 2008, by C.P. Burke as Managing Member of Tickly Bender Development, LLC, a Delaware limited liability company, managing member of C.P. BEDROCK LLC, a Delaware limited liability company.

Witness my hand and official seal.

My commission expires: 2/28/10

APPROVED AS TO FORM:

DAVID R. FINE, Attorney
for the City and County of Denver

By: Fred A. Will
Assistant City Attorney

Steven I. Honig
Notary Public

STEVEN I. HONIG
Notary Public, State of New York
No. 02HO6037958
Qualified in New York County
Commission Expires February 23, 2010

EXHIBIT A
(Legal Description of Property)

The following described real property located in City and County of Denver, State of Colorado:

TRACTS B-1, B-2, B-3
CP BEDROCK FILING NO. 1,
CITY AND COUNTY OF DENVER, COLORADO,
WITH THE EXCEPTION OF THE IMPROVEMENTS FOR THE HIGHLINE DERBY
CANAL LATERAL TRAIL CORRIDOR THAT CROSS THE RIGHTS OF WAY FOR
TELLURIDE STREET AND 45TH AVENUE AS CREATED AND DEDICATED IN CP
BEDROCK FILING NO. 1.

EXHIBIT B
(Permitted Exceptions to Title)

1. **TAXES AND ASSESSMENTS AFTER RECORDING OF THIS DEED.**
2. **RIGHT OF WAY AND EASEMENT GRANTED TO THE UNITED STATES OF AMERICA BY WALTER S. HOPKINS AND BERTHA MARTHA HOPKINS IN INSTRUMENT RECORDED FEBRUARY 2, 1944, IN BOOK 295 AT PAGE 43 IN THE ADAMS COUNTY RECORDS, TO BUILD, CONSTRUCT, OPERATE, AND MAINTAIN AN IRRIGATION CANAL AS A PART OF AND IN CONNECTION WITH A CONTINUOUS IRRIGATION CANAL SYSTEM DESIGNATED AS THE DERBY LATERAL "A" CANAL, TOGETHER WITH A ROAD PARALLEL AND ADJACENT THERETO AND THE RIGHT TO ENTER UPON SAID RIGHT OF WAY FOR THE PURPOSES AFORESAID AND TO TRIM, CUT, FELL, AND REMOVE ALL TREES AND UNDERBRUSH AND OBSTRUCTIONS, AND ANY ASSIGNMENTS THEREOF OR INTERESTS THEREIN.**
3. **TERMS, CONDITIONS AND PROVISIONS OF MINERAL DEED RECORDED MARCH 31, 1977 IN BOOK 2132 AT PAGE 787 (ADAMS COUNTY RECORDS), AND ANY ASSIGNMENTS THEREOF OR INTERESTS THEREIN.**
4. **TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE 407, SERIES OF 1992 RECORDED JULY 06, 1992 AT RECEPTION NO. 92-0074874.**
5. **TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF DEVELOPMENT AGREEMENT DATED SEPTEMBER 21, 1992 BY AND BETWEEN CHAMBERS-TOWER #1, INC., SILVERADO-ELEKTRA VENTURE, LTD. AND THE CITY AND COUNTY OF DENVER AS DISCLOSED BY QUIT CLAIM DEED RECORDED JANUARY 28, 1998 UNDER RECEPTION NO. 9800013247.**
6. **TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COMPANION AGREEMENT DATED JANUARY 23, 1998 AS EVIDENCED IN TERMINATION AND RELEASE RECORDED JANUARY 28, 1998 UNDER RECEPTION NO. 9800013250.**
7. **TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 424, SERIES OF 1999 RECORDED JUNE 11, 1999 UNDER RECEPTION NO. 9900104754.**
8. **TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED OCTOBER 11, 2005 UNDER RECEPTION NO. 2005172136.**
9. **INCLUSION OF SUBJECT PROPERTY IN THE EBERT METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JULY 31, 2006, UNDER RECEPTION NO. 2006122523.**

RESOLUTION RESTRICTING THE IMPOSITION OF FEES, RATES TOLLS CHARGES AND PENALTIES BY THE EBERT METROPOLITAN DISTRICT RECORDED JULY 21, 2008, UNDER RECEPTION NO. 2008100060.
10. **TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AGREEMENT RECORDED JANUARY 28, 1998 UNDER RECEPTION NO. 9800013252.**

11. **TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AGREEMENT RECORDED JANUARY 28, 1998 UNDER RECEPTION NO. 9800013253.**
12. **TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEED OF EASEMENT RECORDED JANUARY 28, 1998 UNDER RECEPTION NO. 9800013251.**