


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: May 6, 2025

ROW #: 2024-DEDICATION-0000176 **SCHEDULE #:** Adjacent to 1) 0630301043000 and 2) 0630301043000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) East Iliff Avenue, located at the intersection of East Iliff Avenue and South Dahlia Street, and 2) South Dahlia Street, located at the intersection of East Iliff Avenue and South 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 Iliff Avenue, and 2) South Dahlia 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, "AHRT-4770 E Iliff Avenue."

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 Iliff Avenue, and 2) South Dahlia Street. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2024-DEDICATION-0000176-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/BP/DG

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Diana Romero Campbell District # 4
Councilperson Aide, Macy Conant
Councilperson Aide, Kathy Gile
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Director, Right-of-Way Services, Glen Blackburn
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-0000176

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: May 6, 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) East Iliff Avenue, located at the intersection of East Iliff Avenue and South Dahlia Street, and 2) South Dahlia Street, located at the intersection of East Iliff Avenue and South 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: Dalila.Gutierrez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

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

This project included the demo of an existing commercial structure and proposes to build an apartment complex. The developer was asked to dedicate two parcels as 1) East Iliff Avenue, and 2) South Dahlia Street.

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

7. **City Council District:** Diana Romero Campbell, District # 4

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: 2024-DEDICATION-0000176

Description of Proposed Project: This project included the demo of an existing commercial structure and proposes to build an apartment complex. The developer was asked to dedicate two parcels as 1) East Iliff Avenue, and 2) South Dahlia 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) East Iliff Avenue, and 2) South Dahlia 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) East Iliff Avenue, and 2) South Dahlia Street., as part of the development project called, "AHRT-4770 E Iliff Avenue."

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave | Denver, CO 80215
www.denvergov.org/dot
Phone: 720-913-1311

CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV



Legend

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



289 0 144.5 289 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:2,257

Map Generated 5/6/2025

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-0000176-001:

LEGAL DESCRIPTION - STREET PARCEL NO. 1

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 17TH DAY OF APRIL, 2025, AT RECEPTION NUMBER 2025036017 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 THAT LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 19, 2024 AT RECEPTION NUMBER 2024106506, DENVER COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE S89°32'29"W ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, A DISTANCE OF 39.97 FEET;

THENCE S00°27'31"E A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY (R.O.W.) LINE OF EAST ILIFF AVENUE, BEING A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE, TO THE **POINT OF BEGINNING**;

THENCE S45°31'40"E ALONG THE NORTHEAST LINE OF THAT LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 19, 2024 AT RECEPTION NUMBER 2024106506, DENVER COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, A DISTANCE OF 5.66 FEET TO THE INTERSECTION WITH A LINE 34.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE;

THENCE S89°32'29"W ALONG LAST SAID PARALLEL LINE A DISTANCE OF 293.04 FEET;

THENCE N00°33'19"W A DISTANCE OF 4.00 FEET TO A POINT ON SAID SOUTH R.O.W. LINE OF EAST ILIFF AVENUE;

THENCE N89°32'29"E ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 289.04 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS (1,164 SQUARE FEET) 0.02673 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000176-002:

LEGAL DESCRIPTION - STREET PARCEL NO. 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 17TH DAY OF APRIL, 2025, AT RECEPTION NUMBER 2025036017 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 THAT LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 19, 2024 AT RECEPTION NUMBER 2024106506, DENVER COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE S00°33'19"E ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, A DISTANCE OF 39.96 FEET;

THENCE S89°26'41"W A DISTANCE OF 30.00 FEET TO A POINT ON WEST RIGHT OF WAY (R.O.W.) LINE OF SOUTH DAHLIA STREET, BEING A LINE 30.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE,

TO THE **POINT OF BEGINNING**;

THENCE S00°33'19"E ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 153.76 FEET;

THENCE S89°32'29"W ALONG THE SOUTH LINE OF SAID DEED A DISTANCE OF 4.00 FEET TO THE INTERSECTION WITH A LINE 34.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE;

THENCE N00°33'19"W ALONG SAID PARALLEL LINE A DISTANCE OF 157.75 FEET TO A POINT ON THE NORTHEAST LINE OF SAID DEED;

THENCE S45°31'40"E ALONG SAID NORTHEAST LINE A DISTANCE OF 5.66 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS (623 SQUARE FEET) 0.01430 ACRES, MORE OR LESS.



04/17/2025 01:03 PM
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-0000176
Asset Mgmt No.: 25-092

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 10th day of March, 2025, by **MGL ILIFF LLC**, a Colorado limited liability company, whose address is 1936 W. 33rd Avenue, Denver, CO 80211, 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:

MGL ILIFF LLC, a Colorado limited liability company

By: [Signature]

Name: Lisa Mullins

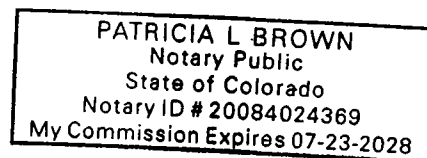
Its: Manager

STATE OF Colorado
COUNTY OF Denver) ss.

The foregoing instrument was acknowledged before me this 10th day of March, 2025
by Lisa Mullins, as Manager of MGL ILIFF LLC, a Colorado
limited liability company.

Witness my hand and official seal.

My commission expires: 7-23-2028



[Signature]
Notary Public

2024-PROJMSTR-0000228-ROW

Exhibit "A"

Land Description:

Parcel 1:

A Parcel of Land being a portion of that land described in Special Warranty Deed recorded November 19, 2024 at Reception Number 2024106506, Denver County, Colorado Clerk and Recorder's Office, situated in the Southwest 1/4 of Section 30, Township 4 South, Range 67 West of the 6th Principal Meridian, City and County of Denver, State of Colorado described as follows:

Commencing at the Center 1/4 Corner of Section 30, Township 4 South, Range 67 West of the 6th Principal Meridian;

Thence S89°32'29"W along the North Line of the Southwest 1/4 of said Section 30, a distance of 39.97 feet;

Thence S00°27'31"E a distance of 30.00 feet to a point on the South Right of Way (R.O.W.) Line of East Iliff Avenue, being a Line 30.00 feet South of and parallel with said North Line, to the **Point of Beginning**;

Thence S45°31'40"E along the Northeast Line of that land described in Special Warranty Deed recorded November 19, 2024 at Reception Number 2024106506, Denver County, Colorado Clerk and Recorder's Office, a distance of 5.66 feet to the intersection with a Line 34.00 feet south of and parallel with said North Line;

Thence S89°32'29"W along last said Parallel Line a distance of 293.04 feet;

Thence N00°33'19"W a distance of 4.00 feet to a point on said South R.O.W. Line of East Iliff Avenue;

Thence N89°32'29"E along said South R.O.W. Line, a distance of 289.04 feet to the **Point of Beginning**.

Parcel Contains (1,164 square feet) 0.02673 acres, more or less.

Parcel 2:

A Parcel of Land being a portion of that land described in Special Warranty Deed recorded November 19, 2024 at Reception Number 2024106506, Denver County, Colorado Clerk and Recorder's Office, situated in the Southwest 1/4 of Section 30, Township 4 South, Range 67 West of the 6th Principal Meridian, City and County of Denver, State of Colorado described as follows:

Commencing at the Center 1/4 Corner of Section 30, Township 4 South, Range 67 West of the 6th Principal Meridian;

Thence S00°33'19"E along the East Line of the Southwest 1/4 of said Section 30, a distance of 39.96 feet;

Thence S89°26'41"W a distance of 30.00 feet to a point on West Right of Way (R.O.W.) Line of South Dahlia Street, being a Line 30.00 feet West of and parallel with said East Line, to the **Point of Beginning**;

Thence S00°33'19"E along said West R.O.W. Line, a distance of 153.76 feet;

2024-PROJMSTR-0000228-ROW

Thence S89°32'29"W along the South Line of said Deed a distance of 4.00 feet to the intersection with a Line 34.00 feet West of and parallel with said East Line;

Thence N00°33'19"W along said parallel Line a distance of 157.75 feet to a point on the Northeast Line of said Deed;

Thence S45°31'40"E along said Northeast Line a distance of 5.66 feet to the **Point of Beginning**.

Parcel Contains (623 square feet) 0.01430 acres, more or less.

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

Bearings are based on the East Line of the Southwest 1/4 of Section 30, Township 4 South, Range 67 West of the 6th principal Meridian having an assumed bearing of S00°33'19"E and bounded by Rebar with 2-1/2" aluminum cap (illegible) found at the Center 1/4 Corner of said Section 30 and a rebar with 3-1/4" aluminum cap stamped "AZTEC CONSULTANTS INC. LS 33204 2010" found in a Monument Box at the South 1/4 Corner of said Section 30.

Date Prepared: September 4, 2024

Date of Last Revision: December 31, 2024

Prepared By: Charles N. Beckstrom

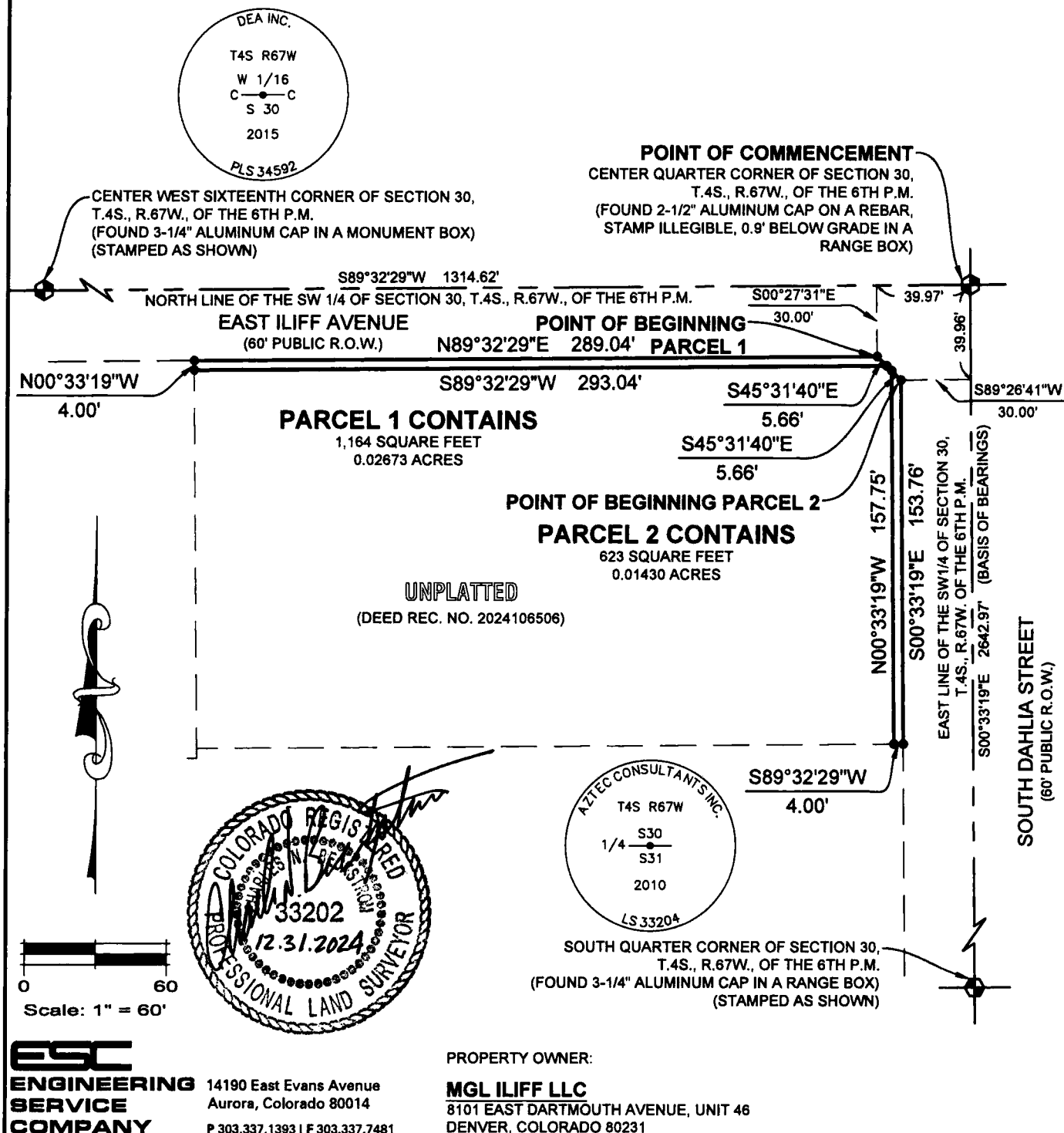
Colorado PLS No. 33202

For and on behalf of

Engineering Service Company



2024-PROJMSTR-0000228-ROW

EXHIBIT AILLUSTRATION
SHEET 3 OF 3**ESC**
ENGINEERING
SERVICE
COMPANY14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393 | F 303.337.7481**CITY OF DENVER**

Drawn By: MAF	Checked By: CNB	Project No.: 814.040	Date: 09/04/2024
Scale: 1" = 60'	File Name: N:\Projects\Strategic Land Solutions, Inc\Denver - 4770 E. 1st Ave\CAD\Exhibits\4770 ILL - ROW and PNEE-R2.dwg		

Note: This illustration does not represent a monumented survey. It is intended only to depict the attached description.

ILLUSTRATIONSITUATED IN THE SW 1/4 OF SECTION 30, T.4S., R.67W. OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO