




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: January 9, 2024

ROW #: 2022-DEDICATION-0000025 **SCHEDULE #:** Adjacent to 0503707036000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as North Speer Boulevard, located near the intersection of North Speer Boulevard and North Cherokee 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 North Speer Boulevard. This parcel of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, "10th and Cherokee."

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 North Speer Boulevard. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2022-DEDICATION-0000025-001) HERE.

A map of the area to be dedicated is attached.

GB/TB/BVS

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Chris Hinds District # 10
Councilperson Aide, Sam Alexander
Councilperson Aide, Haley Clark
Councilperson Aide, Shelly Oren
Councilperson Aide, Paul Rosenthal
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, Joann Tristani
DOTI Survey, Thomas Breitnauer
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2022-DEDICATION-0000025

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 Nicholas Williams
at Nicholas.Williams@DenverGov.org by **12:00 pm on Monday**.

****All fields must be completed.****

Incomplete request forms will be returned to sender which may cause a delay in processing.

Date of Request: January 9, 2024

Please mark one: Bill Request or Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes No

If yes, please explain:

2. **Title:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as North Speer Boulevard, located near the intersection of North Speer Boulevard and North Cherokee Street.

3. **Requesting Agency:** DOTI, Right-of-Way Services
Agency Section: Survey

4. **Contact Person:** (With actual knowledge of proposed ordinance/resolution.)

- **Name:** Beverly J Van Slyke
- **Phone:** 720-865-3125
- **Email:** Beverly.VanSlyke@Denvergov.org

5. **Contact Person:** (With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)

- **Name:** Nicholas Williams
- **Phone:** 214-403-8510
- **Email:** Nicholas.Williams@Denvergov.org

6. **General description/background of proposed resolution including contract scope of work if applicable:** Building a new apartment with ground floor retail. The developer has been asked to dedicate a parcel as North Speer Boulevard.

****Please complete the following fields:** (Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field – please do not leave blank.)

- a. **Contract Control Number:** N/A
- b. **Contract Term:** N/A
- c. **Location:** Near the intersection of North Speer Boulevard and North Cherokee Street
- d. **Affected Council District:** Chris Hinds, District #10
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):** N/A

7. **Is there any controversy surrounding this resolution?** (Groups or individuals who may have concerns about it?) **Please explain.**

None.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

Project Title: 2022-DEDICATION-000025

Description of Proposed Project: Building a new apartment with ground floor retail. The developer has been asked to dedicate a parcel as North Speer Boulevard.

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 North Speer Boulevard.

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 North Speer Boulevard, as part of the development project called, "10th and Cherokee."

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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Legend

-  Well Restrictions
-  Barrier Restrictions
- Area Restrictions
 -  Liner
 -  Sheet Pile Wall Area
-  Streets
-  Alleys
-  County Boundary
-  Parcels
-  Lots/Blocks



PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000025-001:

LAND DESCRIPTION - STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 20TH DAY OF JUNE, 2022, AT RECEPTION NUMBER 2022082642 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 31 AND 32, BLOCK 6, WHITSITT'S ADDITION TO DENVER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE 20' RANGE LINE OF CHEROKEE STREET TO BEAR SOUTH 00°17'43" EAST, A DISTANCE OF 286.81 FEET BETWEEN A FOUND PARTIALLY ILLEGIBLE 2-1/2" ALUMINUM CAP STAMPED "LS 31158" AT THE INTERSECTION OF THE 20' RANGE LINE OF CHEROKEE STREET AND THE 0' RANGE LINE BETWEEN WEST 10TH AVENUE AND WEST 11TH AVENUE AND A FOUND 2-1/2" ALUMINUM CAP STAMPED "LS 31158" AT THE INTERSECTION OF CHEROKEE STREET AND WEST 10TH AVENUE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID RANGE POINT IN THE INTERSECTION OF CHEROKEE STREET AND WEST 10TH AVENUE; THENCE SOUTH 40°00'21" EAST, A DISTANCE OF 78.15 FEET TO THE NORTHWESTERLY CORNER OF LOT 40, BLOCK 6, WHITSITT'S ADDITION TO DENVER, RECORDED IN BOOK 6 AT PAGE 74 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER; THENCE ALONG THE WESTERLY LINE OF LOTS 32 THROUGH 40, SOUTH 00°13'39" EAST, A DISTANCE OF 208.30 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 29°53'55" EAST, A DISTANCE OF 31.39 FEET TO A POINT ON A SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN THE IMPROVEMENT SURVEY PLAT-ZONE LOT AMENDMENT RECORDED JULY 16, 2021 AT RECEPTION NO. 2021135008; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 60°04'53" WEST, A DISTANCE OF 4.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 29°53'55" WEST, A DISTANCE OF 24.37 FEET TO THE POINT WHERE THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SPEER BOULEVARD INTERSECTS THE EASTERLY RIGHT-OF-WAY LINE OF CHEROKEE STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°13'39" WEST, A DISTANCE OF 8.08 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINING 112 SQ. FT. OR 0.0026 ACRES, MORE OR LESS.



2022082642

Page: 1 of 4

D \$0.00

06/20/2022 11:11 AM
City & County of Denver

R \$0.00

WD

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-0000025
Asset Mgmt No.: 22-125

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 15 day of June, 2022, by **GUGV SPEER BANNOCK DENVER PROPERTY OWNING LLC**, a Delaware limited liability company whose address is 465 Meeting Street, Suite 500, Charleston, SC 29403, 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:

GUGV SPEER BANNOCK DENVER PROPERTY OWNING LLC

a Delaware limited liability company

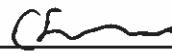
By: 
Bo Chapman
Vice President

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 15 day of June, 2022
by Bo Chapman, as Vice President of **GUGV SPEER BANNOCK
DENVER PROPERTY OWNING LLC**, a Delaware limited liability company.

Witness my hand and official seal.

My commission expires: 12-22-25


Notary Public

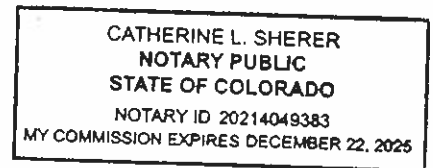


EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 2

A PORTION OF LOTS 31 AND 32, BLOCK 6, WHITSITT'S ADDITION TO DENVER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID PARCEL CONTAINING 112 SQ. FT. OR 0.0026 ACRES, MORE OR LESS.

I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JOSHUA BREEDLOVE
COLORADO P.L.S. #38174
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 21-74,694
DRAWN BY: M. LUND
DATE: JANUARY 24, 2022

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services

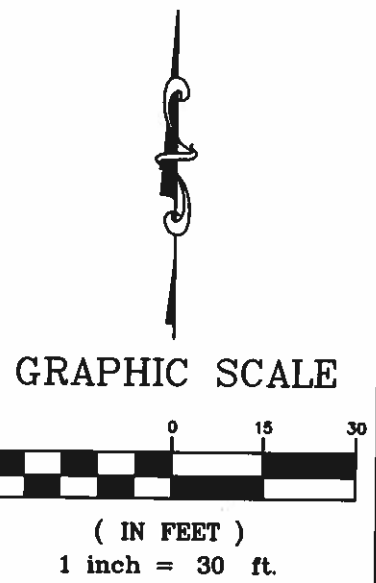
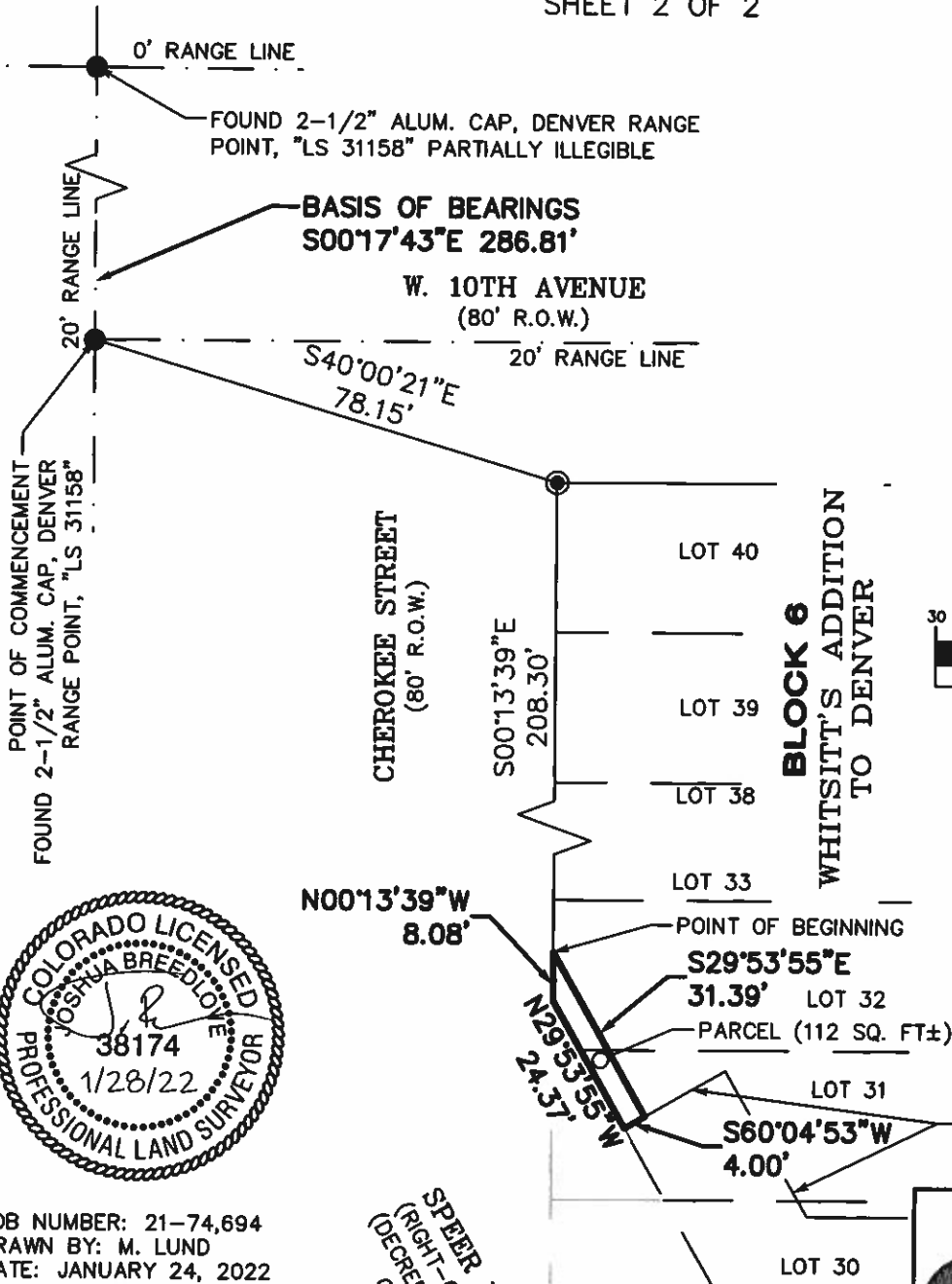


4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180
www.FlatironsInc.com

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LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH,
 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 2 OF 2



JOB NUMBER: 21-74,694
 DRAWN BY: M. LUND
 DATE: JANUARY 24, 2022

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SPERER BY
 (RIGHT-OF-
 DECREE
 OR

Flatirons, Inc.
 Land Surveying Services

4501 LOGAN ST.
 DENVER, CO 80216
 PH: (303) 936-6997
 FAX: (303) 923-3180
 www.FlatironsInc.com