


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: March 4, 2025

ROW #: 2024-DEDICATION-0000177 **SCHEDULE #:** Adjacent to 1) 0512232002000 and
2) 0512232013000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by North Saint Paul Street, East 1st Avenue, North Steele Street, and East 2nd Avenue, and 2) Public Alley, bounded by North Steele Street, East 1st Avenue, North Saint Paul Street, and East 2nd 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) Public Alley, 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, “185 N. Steele St.”

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

INSERT PARCEL DESCRIPTION ROW # (2024-DEDICATION-0000177-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/TB/BV

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Amanda Sawyer District # 5
Councilperson Aide, Owen Brigner
Councilperson Aide, Matt Walter
Councilperson Aide, Connor O’Keefe
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, Johna Varty
Department of Law, Martin Plate
Department of Law, Brad Beck
Department of Law, Matthew Mulbarger
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 2024-DEDICATION-0000177

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: March 4, 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) Public Alley, bounded by North Saint Paul Street, East 1st Avenue, North Steele Street, and East 2nd Avenue, and 2) Public Alley, bounded by North Steele Street, East 1st Avenue, North Saint Paul Street, and East 2nd 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: Barbara Valdez	Name: Alaina McWhorter
Email: Barbara.Valdez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

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

Proposing to build a new mixed-use structure. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) Public Alley.

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

7. **City Council District:** Amanda Sawyer District #5

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-0000177

Description of Proposed Project: Proposing to build a new mixed-use structure. The developer was asked to dedicate two parcels of land as 1) Public Alley, 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) Public Alley, 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) Public Alley, and 2) Public Alley, as part of the development project called, "185 N. Steele St."



Legend

-  Streets
-  Alleys
-  County Boundary
-  Parcels



PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000177-001:

LEGAL DESCRIPTION - ALLEY PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF FEBRUARY, 2025, AT RECEPTION NUMBER 2025008780 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING A PART OF PLOT 2, BLOCK 72, HARMANS SUBDIVISION, RECORDED IN BOOK 5, PAGE 18 IN THE BOOK OF PLATS IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: EASTERLY LINE OF SAID BLOCK 72, HARMANS SUBDIVISION, BEARS SOUTH 00°02'52" WEST, A DISTANCE OF 165.84 FEET BETWEEN A FOUND 1" BRASS TAG STAMPED "LS 31158" AT THE NORTHEASTERLY CORNER OF SAID BLOCK 72 AND A FOUND 1" BRASS TAG STAMPED "AZTEC LS 25645" AT A POINT 16.00 FEET SOUTHERLY OF THE NORTHEASTERLY CORNER OF THE SOUTH HALF OF SAID PLOT 5.

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID PLOT 2, BLOCK 72, HARMANS SUBDIVISION;

THENCE SOUTH 00°01'25" WEST, ALONG THE WESTERLY LINE OF SAID PLOT 2 AND THE EASTERLY RIGHT-OF-WAY OF ST. PAUL STREET, A DISTANCE OF 8.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°56'10" EAST, A DISTANCE OF 124.97 FEET TO A POINT ON THE EASTERLY LINE OF SAID PLOT 2;

THENCE SOUTH 00°02'08" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 25.35 FEET TO THE SOUTHEAST CORNER OF THE NORTH 33-1/3 FEET OF SAID PLOT 2;

THENCE NORTH 89°56'10" WEST, ALONG THE SOUTH LINE OF SAID NORTH 33-1/3 FEET OF SAID PLOT 2, A DISTANCE OF 9.14 FEET;

THENCE NORTH 40°31'49" WEST, A DISTANCE OF 7.05 FEET TO A POINT ON A LINE 5-1/3 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTH 33-1/3 FEET OF PLOT 2;

THENCE NORTH 89°56'10" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 111.24 FEET TO A POINT ON SAID WESTERLY LINE OF PLOT 2;

THENCE NORTH 00°01'25" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.059 ACRES, (2,561 SQUARE FEET), MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000177-002:

LEGAL DESCRIPTION - ALLEY PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF FEBRUARY, 2025, AT RECEPTION NUMBER 2025008780 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING A PART OF PLOT 5, BLOCK 72, HARMANS SUBDIVISION, RECORDED IN BOOK 5, PAGE 18 IN THE BOOK OF PLATS IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCING AT THE NORTHWESTERLY CORNER OF SAID PLOT 5, BLOCK 72;

THENCE SOUTH 00°02'08" WEST, ALONG THE WESTERLY LINE OF SAID PLOT 5, A DISTANCE OF 8.04 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°56'10" EAST, A DISTANCE OF 7.44 FEET;

THENCE SOUTH 00°01'25" WEST, A DISTANCE OF 21.46 FEET;

THENCE SOUTH 44°58'35" EAST, A DISTANCE OF 29.04 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID PLOT 5;

THENCE SOUTH 89°59'18" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 27.98 FEET TO A POINT ON SAID WESTERLY LINE OF PLOT 5;

THENCE NORTH 00°02'08" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 42.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.012 ACRES, (524 SQUARE FEET), MORE OR LESS.



02/04/2025 10:37 AM
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-K. Spritzer
Denver, Colorado 80202
Project Description: 2024-DEDICATION-0000177
Asset Mgmt No.: 25-018

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 23rd day of January, 2025, by **2ND & STEELE, LLC**, a Delaware limited liability company, whose address is 398 NE 5th Street, 13th Floor, Miami, FL 33132, 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:

2ND & STEELE, LLC, a Delaware limited liability company

By: [Signature]

Name: Lowell Plotkin

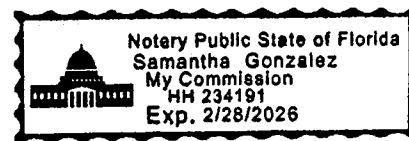
Its: Authorized Representative

STATE OF FL)
) ss.
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me this 23rd day of January, 2025
by Lowell Plotkin, as Authorized Representative of 2ND & STEELE, LLC, a Delaware
limited liability company.

Witness my hand and official seal.

My commission expires: 2/28/2026



[Signature]
Notary Public

EXHIBIT A**LEGAL DESCRIPTION****PAGE 1 OF 3****PARCEL 1**

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CONTAINING AN AREA OF 0.059 ACRES, (2,561 SQUARE FEET), MORE OR LESS.

PARCEL 2

SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING A PART OF PLOT 5, BLOCK 72, HARMANS SUBDIVISION, RECORDED IN BOOK 5, PAGE 18 IN THE BOOK OF PLATS IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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2024-PROJMSTR-0000259-ROW

EXHIBIT A**LEGAL DESCRIPTION****PAGE 2 OF 3**

BRASS TAG STAMPED "AZTEC LS 25645" AT A POINT 16.00 FEET SOUTHERLY OF THE NORTHEASTERLY CORNER OF THE SOUTH HALF OF SAID PLOT 5.

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID PLOT 5, BLOCK 72;

THENCE SOUTH 00°02'08" WEST, ALONG THE WESTERLY LINE OF SAID PLOT 5, A DISTANCE OF 8.04 FEET TO THE **POINT OF BEGINNING**;

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CONTAINING AN AREA OF 0.012 ACRES, (524 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

JAMES E. LYNCH, PLS 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

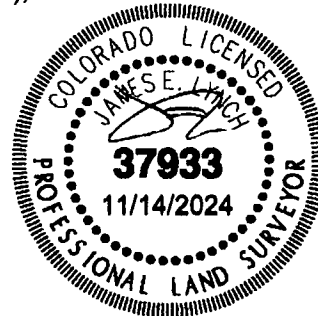
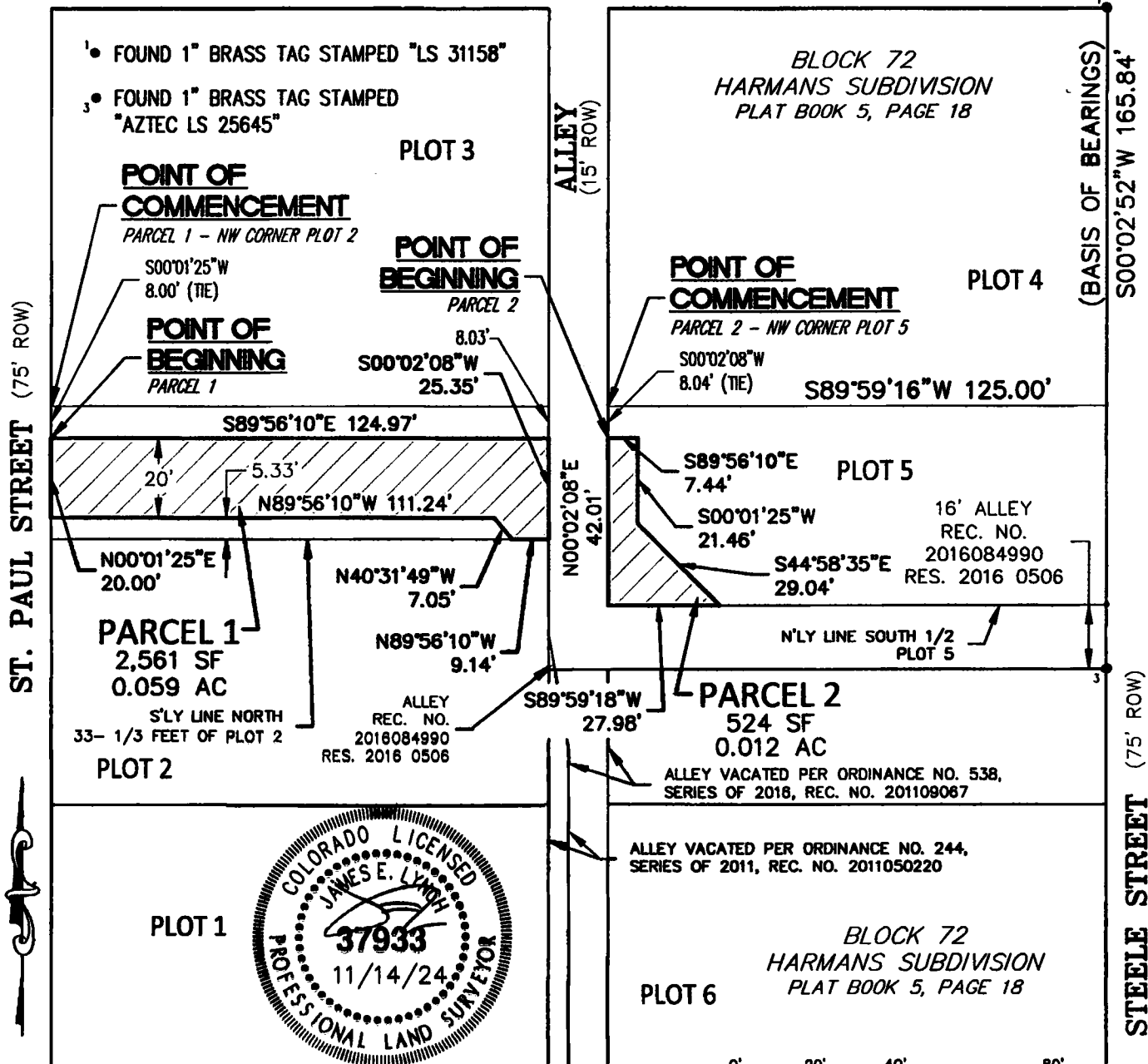


EXHIBIT A
ILLUSTRATION
PAGE 3 OF 3

E. SECOND AVENUE
(70' ROW)

NW 1/4 SEC. 12,
T.4S., R.68W.,
SIXTH P.M.



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave, Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

PARCEL EXHIBIT
BLOCK 72, HARMANS SUBDIVISION
DENVER, COLORADO

PATH: Q:\163821-01 - 185 N STEELE ST\DWG\EXHIBITS\
JOB NUMBER: 163821-01 DATE: 11/14/2024 DWG: JEL CHK: RDS 3 OF 3 SHEETS