




**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:** October 7, 2024  
**ROW #:** 2023-DEDICATION-0000272 **SCHEDULE #:** Adjacent to 1) 0236416025000, and  
2) 0236416025000

**TITLE:** This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by East 16<sup>th</sup> Avenue, North Colorado Boulevard, East Colfax Avenue, and North Harrison Street, and 2) North Colorado Boulevard, located at the intersection of East 16<sup>th</sup> Avenue and North Colorado Boulevard.

**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) North Colorado Boulevard. 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, “1565 N Colorado Blvd.”

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) North Colorado Boulevard. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000272-001, 002) HERE.**

A map of the area to be dedicated is attached.

GB/BP/BVS

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Chris Hinds District # 10  
Councilperson Aide, Ondrej Sebek  
Councilperson Aide, Abdullah Saquib  
Councilperson Aide, Sarai Castellanos Vega  
City Council Staff, Luke Palmisano  
Environmental Services, Andrew Ross  
DOTI, Manager’s Office, Alba Castro  
DOTI, Manager’s Office, Alaina McWhorter  
DOTI, Director, Right-of-Way Services, Glen Blackburn  
Department of Law, Johna Varty  
Department of Law, Martin Plate  
Department of Law, Kwali Farbes  
Department of Law, Ivone Avila-Ponce  
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 2023-DEDICATION-00000272

**City and County of Denver Department of Transportation & Infrastructure**  
Right-of-Way Services  
201 W. Colfax Ave. | Denver, CO 80215  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
Phone: 720-913-1311

# ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team  
at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: October 7, 2024

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 East 16th Avenue, North Colorado Boulevard, East Colfax Avenue, and North Harrison Street, and 2) North Colorado Boulevard, located at the intersection of East 16th Avenue and North Colorado Boulevard.

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: Beverly Van Slyke	Name: Alaina McWhorter
Email: <a href="mailto:Beverly.VanSlyke@Denvergov.org">Beverly.VanSlyke@Denvergov.org</a>	Email: <a href="mailto:Alaina.McWhorter@denvergov.org">Alaina.McWhorter@denvergov.org</a>

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

Proposing to demolish an existing commercial building and build a new apartment building. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) North Colorado Boulevard.

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

7. **City Council District:** Chris Hinds, District #10

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?

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*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

## EXECUTIVE SUMMARY

**Project Title:** 2023-DEDICATION-0000272

**Description of Proposed Project:** Proposing to demolish an existing commercial building and build a new apartment building. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) North Colorado 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 1) Public Alley, and 2) North Colorado 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 1) Public Alley, and 2) North Colorado Boulevard, as part of the development project called, "1565 N Colorado Blvd."



### Legend

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

289 0 144.5 289 Feet

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000272-001:**

**LEGAL DESCRIPTION - ALLEY PARCEL #1:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 19TH DAY OF SEPTEMBER, 2024, AT RECEPTION NUMBER 2024088000 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING THE WEST 2.00 FEET OF LOTS 32 THROUGH 46, INCLUSIVE, BLOCK 24, COLFAX AVENUE PARK SUBDIVISION; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO;

THE ABOVE DESCRIPTION CONTAINS 750 SQUARE FEET OR 0.017 ACRES MORE OR LESS.

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000272-002:**

**LEGAL DESCRIPTION - STREET PARCEL #2:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 19TH DAY OF SEPTEMBER, 2024, AT RECEPTION NUMBER 2024088000 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING THE EAST 12.00 FEET OF LOTS 32 THROUGH 46, INCLUSIVE, BLOCK 24, COLFAX AVENUE PARK SUBDIVISION; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIPTION CONTAINS 4499 SQUARE FEET OR 0.103 ACRES MORE OR LESS.



09/19/2024 09:55 AM

R \$0.00

D \$0.00

City &amp; County of Denver

WD

Electronically Recorded

After signing, return to:  
City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Division of Real Estate  
Denver, Colorado 80202

**Project Description: 2023-DEDICATION-0000272**  
**Asset Mgmt No.: 24-195**

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 16<sup>th</sup> day of September, 2024, by **COLORADO-COLFAX OWNER, LLC**, a Delaware limited liability company, whose address is 7555 E. Hampden Avenue, Suite 2500, Denver, CO 80231, 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:

**COLORADO-COLFAX OWNER, LLC**, a Delaware limited liability company

By: [Signature]

Name: Chris Winchester

Its: Authorized Signatory

STATE OF Colorado )  
 ) ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 16 day of September, 2024  
by Chris Winchester, as Authorized Signatory of **COLORADO-COLFAX  
OWNER, LLC**, a Delaware limited liability company.

Witness my hand and official seal.

My commission expires: 04/08/2028

**KELLY KUTOWY**  
Notary Public  
State of Colorado  
Notary ID # 20244013718  
My Commission Expires 04-08-2028

[Signature]  
Notary Public



**EXHIBIT A**LEGAL DESCRIPTION  
SHEET 1 OF 2

2022-PROJMSTR-0000274-ROW

PARCEL 1

A PARCEL OF LAND BEING THE WEST 2.00 FEET OF LOTS 32 THROUGH 46, INCLUSIVE, BLOCK 24, COLFAX AVENUE PARK SUBDIVISION; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO;

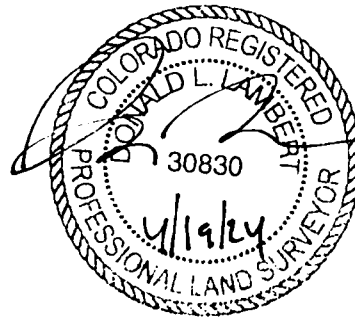
THE ABOVE DESCRIPTION CONTAINS 750 SQUARE FEET OR 0.017 ACRES MORE OR LESS.

PARCEL 2

A PARCEL OF LAND BEING THE EAST 12.00 FEET OF LOTS 32 THROUGH 46, INCLUSIVE, BLOCK 24, COLFAX AVENUE PARK SUBDIVISION; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIPTION CONTAINS 4499 SQUARE FEET OR 0.103 ACRES MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED BY:  
DON LAMBERT, PLS 30830  
FOR AND ON BEHALF OF Esi land surveying, llc



SHEET 1 OF 2

*Esi land  
surveying, llc*

3531 S. Logan St. D-324  
Englewood, CO 80113  
Ph: 303-340-0113

# EXHIBIT A

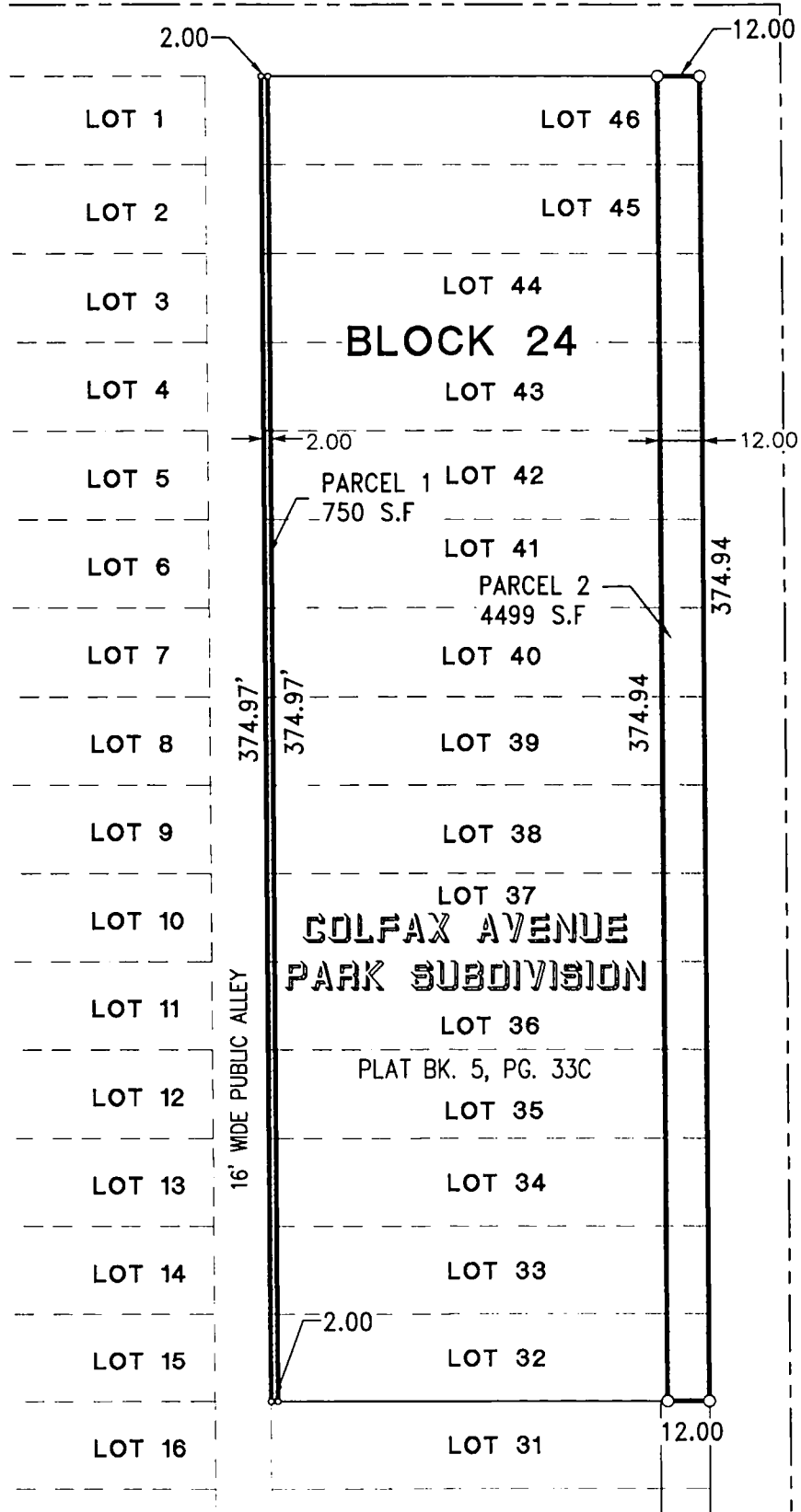
ILLUSTRATION  
SHEET 2 OF 2

2022-PROJMSTR-0000274-ROW

## EAST 16th AVENUE

(70' PUBLIC RIGHT OF WAY)

20' RANGE LINE



NORTH COLORADO BOULEVARD

(VARIABLE WIDTH PUBLIC RIGHT OF WAY)



Scale: 1" = 50'

SHEET 2 OF 2

*Esi land  
surveying, llc*

3531 S. Logan St. D-324  
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