


**REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY**

**TO:** Ivone Avila-Ponce, City Attorney's Office

**FROM:** Glen D. Blackburn, P.E., Deputy Director, Right-of-Way Services

**DATE:** July 10, 2023 

**ROW #:** 2022-DEDICATION-0000029 **SCHEDULE #:** Adjacent to 0617407069000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Leetsdale Drive, located near the intersection of Leetsdale Drive, and South Monaco Street Parkway.

**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 Leetsdale Drive. 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, "6699 Leetsdale Drive."

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 Leetsdale Drive. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # ( 2022-DEDICATION-0000029-001 ) HERE.**

A map of the area to be dedicated is attached.

MB/BP/LRA

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Amanda Sawyer District # 5  
Councilperson Aide, Owen Brigner  
Councilperson Aide, Logan Fry  
Councilperson Aide, Juan Sipion  
City Council Staff, Luke Palmisano  
Environmental Services, Andrew Ross  
DOTI, Manager's Office, Alba Castro  
DOTI, Manager's Office, Jason Gallardo  
DOTI, Deputy 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, Brian Pfohl  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2022-DEDICATION-0000029

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 Jason Gallardo  
at [Jason.Gallardo@DenverGov.org](mailto:Jason.Gallardo@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: July 10, 2023

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 Leetsdale Drive, located near the intersection of Leetsdale Drive, and South Monaco Street Parkway.

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

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

- **Name:** Lisa R. Ayala
- **Phone:** 720-865-3112
- **Email:** [lisa.ayala@denvergov.org](mailto:lisa.ayala@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:** Jason Gallardo
- **Phone:** 720-865-8723
- **Email:** [Jason.Gallardo@denvergov.org](mailto:Jason.Gallardo@denvergov.org)

6. **General description/background of proposed resolution including contract scope of work if applicable:** Proposing to scrape the existing commercial structure and build a new car wash. The developer has been asked to dedicate a parcel of land as Leetsdale Drive.

**\*\*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 Leetsdale Drive, and South Monaco Street Parkway
- d. **Affected Council District:** Amanda Sawyer District # 5
- 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.

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To be completed by Mayor's Legislative Team:

SIRE Tracking Number: \_\_\_\_\_

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

## EXECUTIVE SUMMARY

**Project Title:** 2022-DEDICATION-0000029

**Description of Proposed Project:** Proposing to scrape the existing commercial structure and build a new car wash. The developer has been asked to dedicate a parcel of land as Leetsdale Drive.

**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 Leetsdale Drive.

**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

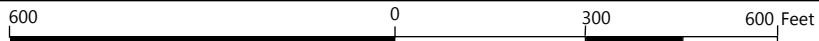
**Will an easement be placed over a vacated area, and if so explain:** N/A

**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 Leetsdale Drive, as part of a development project called, "6699 Leetsdale Drive."



- Legend
- Streets
  - Alleys
  - ▭ County Boundary
  - ▭ Parcels



**PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000029-001:**

LAND DESCRIPTION – STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 22ND DAY OF JUNE, 2023, AT RECEPTION NUMBER 2023058128 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO AND A PORTION OF LOTS 19 AND 20 OF CASSELL SUBDIVISION SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWESTERLY 17.50 FEET OF THE SOUTHEASTERLY 15.00 FEET OF LOT 19 AND THE SOUTHWESTERLY 17.50 FEET OF LOT 20 CASSELL SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINS 0.046 ACRES OR 2,013 SQUARE FEET, MORE OR LESS;



2023058128  
Page: 1 of 4  
D \$0.00

After signing, return to:  
Division of Real Estate  
City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Denver, Colorado 80202  
Project Description: 2022-DEDICATION-0000029  
Asset Mgmt No.: 23-095

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 3 day of APRIL, 2023, by **COBBLESTONE DENVER PROPCO, LLC**, an Arizona limited liability company, whose address is 8900 East Bahia Drive, Suite 200, Scottsdale, AZ 85260, 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:

**COBBLESTONE DENVER PROPCO, LLC**, an Arizona limited liability company

By: [Signature]

Name: Brian Abbey

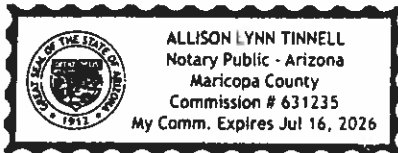
Its: VP of Const + Development West

STATE OF Arizona )  
 ) ss.  
COUNTY OF Maricopa )

The foregoing instrument was acknowledged before me this 3 day of April, 2023  
by Brian Abbey, as VP of Const. & Dev. West of **COBBLESTONE DENVER PROPCO, LLC**, an Arizona limited liability company.

Witness my hand and official seal.

My commission expires: 07/16/2026



Allison Tinnell  
Notary Public

## LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO AND A PORTION OF LOTS 19 AND 20 OF CASSELL SUBDIVISION SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINS 0.046 ACRES OR 2,013 SQUARE FEET, MORE OR LESS;

PREPARED BY:

THOMAS E. HAGENSEE, PLS 38596  
 FOR AND BEHALF OF BOWMAN  
 1526 COLE BLVD, SUITE 100  
 LAKEWOOD, CO 80401

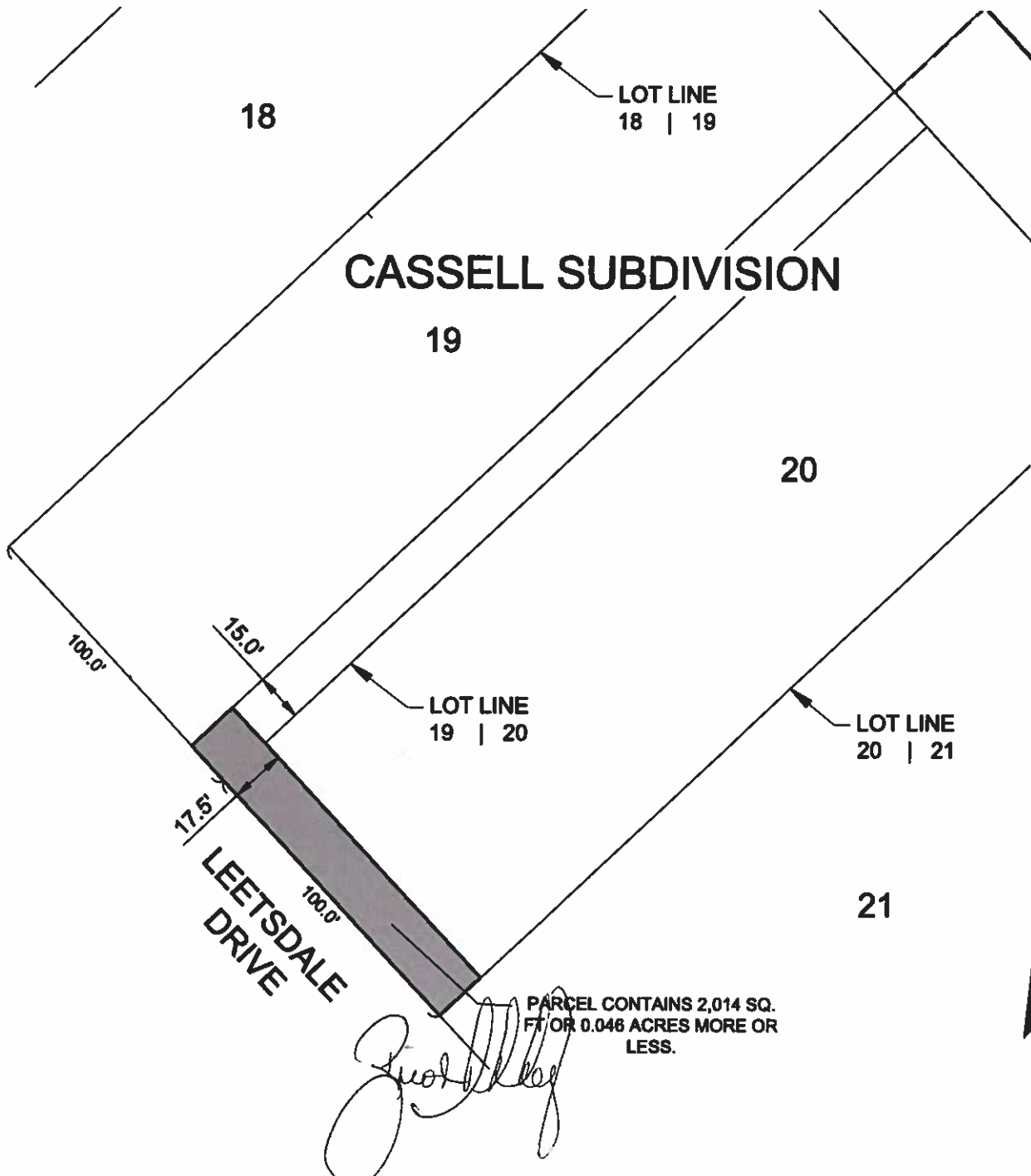


SEC 17, T4S, R67W 6TH P.M. DENVER COUNTY COLORADO				SHEET	<h1 style="margin: 0;">Bowman</h1>	1526 Cole Blvd, Suite 100 Lakewood, CO 80401 Phone: (303) 801-2900 www.bowmanconsulting.com
	BY: DM	CHK: TH	DATE: 12/06/2022	1 OF 2		
BCG PROJECT NO: 090874-01-001						



# ILLUSTRATION

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 17, T4S, R67W, 6TH P.M.  
CITY AND COUNTY OF DENVER, COLORADO



PARCEL CONTAINS 2,014 SQ. FT. OR 0.046 ACRES MORE OR LESS.



SCALE: 1" = 50'

NOTE:  
THIS DRAWING IS MEANT TO DEPICT THE ATTACHED PARCEL DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

SEC 17, T4S, R67W  
6TH P.M.  
DENVER COUNTY  
COLORADO

BY: DM			CHK: TH	DATE: 12/06/2022
BCG PROJECT NO: 090874-01-001				

SHEET  
2  
OF  
2

# Bowman

1526 Cole Blvd, Suite 100  
Lakewood, CO 80401

Phone: (303) 801-2900  
www.bowmanconsulting.com