



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: April 16, 2024

ROW #: 2020-DEDICATION-0000175 **SCHEDULE #:** 0607309028000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as South Colorado Boulevard, located at the intersection of South Colorado Boulevard and East Ellsworth 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 South 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, "2-10 S 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 South Colorado Boulevard. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2020-DEDICATION-0000175-001) HERE.

A map of the area to be dedicated is attached.

GB/TB/DG

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Amanda Sawyer District # 5
Councilperson Aide, Nicole Aviles
Councilperson Aide, Owen Brigner
Councilperson Aide, Juan Sipion
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, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Thomas Breitnauer
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2020-DEDICATION-0000175

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 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: April 16, 2024

Please mark one: Bill Request or Resolution Request

1. Type of Request:

- Contract/Grant Agreement Intergovernmental Agreement (IGA) Rezoning/Text Amendment
 Dedication/Vacation Appropriation/Supplemental DRMC Change
 Other:

2. **Title:** Dedicate a City-owned parcel of land as Public Right-of-Way as South Colorado Boulevard, located at the intersection of South Colorado Boulevard and East Ellsworth 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: Dalila Gutierrez	Name: Nicholas Williams
Email: Dalila.Gutierrez@denvergov.org	Email: Nicholas.Williams@denvergov.org

5. **General description or background of proposed request. Attach executive summary if more space needed:**
Two new duplexes were built on vacant land. The developer was asked to dedicate a parcel as South Colorado Boulevard.

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> <i>(A)</i>	<i>Additional Funds</i> <i>(B)</i>	<i>Total Contract Amount</i> <i>(A+B)</i>
<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: 2020-DEDICATION-0000175

Description of Proposed Project: Two new duplexes were built on vacant land. The developer was asked to dedicate a parcel as South 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 South 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 South Colorado Boulevard, as part of the development project called, "2-10 S Colorado Blvd."

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

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



PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000175-001:

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 APRIL, 2021, AT RECEPTION NUMBER 2021077259 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE WEST 2.00 FEET OF PLOT 1, BLOCK 53, EASTERN CAPITOL HILL SUBDIVISION.
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 7, T4S, R67W OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 200 SQUARE FEET (0.005 ACRES), MORE OR LESS.



2021077259

Page: 1 of 4

D \$0.00

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: 2020-Dedication-0000175
Asset Mgmt No.: 21-061

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 15 day of APRIL, 2021, by 10 COLORADO LLC, a Colorado limited liability company, whose address is 8500 E. Jefferson Ave. Apt. 7G, Denver, CO 80122, 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.

2020-PROJMSTR-0000408-ROW

EXHIBIT - A

LAND DESCRIPTION
(10 SOUTH COLORADO BLVD.)

The West 2.00 feet of Plot 1, Block 53, Eastern Capitol Hill Subdivision.
Situated in the Southwest Quarter of Section 7, T4S, R67W of the 6th P.M.,
City and County of Denver, State of Colorado.

Containing 200 square feet (0.005 acres), more or less.

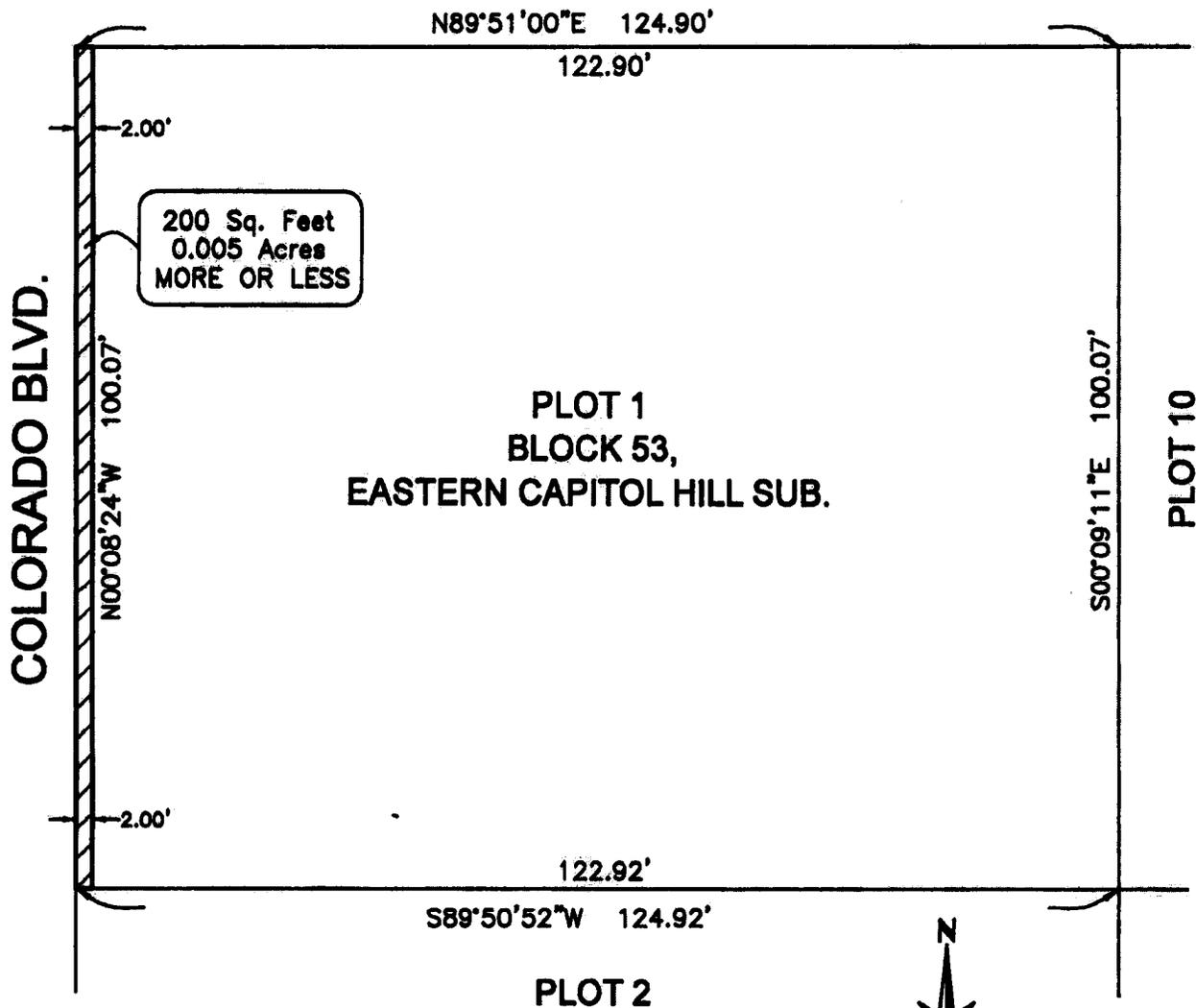
Randy Fortuin
Randy Fortuin, PLS 27263
Date: March 29, 2021
Job No.: 17-2396
For and on Behalf of
CBM Surveys, Inc.
1418 South Addison Court
Aurora, Colorado 80018
720-373-8376



EXHIBIT - A
SHEET 2 OF 2

2020-PROJMSTR-0000408-ROW

ELLSWORTH AVE. (75' ROW)



200 Sq. Feet
0.005 Acres
MORE OR LESS

COLORADO BLVD.

PLOT 10

PLOT 1
BLOCK 53,
EASTERN CAPITOL HILL SUB.

PLOT 2

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



SCALE: 1" = 20'

SHEET 2 OF 2



Randy Fortuin
 MARCH 29, 2021
 27263
 Randy Fortuin, P.S.
 For and on Behalf of CBM Surveys, Inc.
 1418 South Addison Street, Aurora, CO 80012
 720-373-8378

ADDRESS:
 10
 S. Colorado Blvd.
 Denver, Colorado

DATE: March 29, 2021

DWG: 172396--DED.DWG