


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: April 2, 2025

ROW #: 2022-DEDICATION-0000027 **SCHEDULE #:** Adjacent to 1) 0509111009000
and 2) 0509111009000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by West 4th Avenue, North Inca Street, West 3rd Avenue, and North Santa Fe Drive, and 2) North Santa Fe Drive, located near the intersection of North Santa Fe Drive and West 3rd 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) North Santa Fe 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, "326 N Santa Fe Dr."

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 Santa Fe Drive. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2022-DEDICATION-0000027-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/DS/BVS

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Flor Alvidrez District #7
Councilperson Aide, Mark Montoya
Councilperson Aide, Caleb Todd
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, Martin Plate
Department of Law, Brad Beck
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Dana Sperling
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2022-DEDICATION-0000027

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: April 2, 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 West 4th Avenue, North Inca Street, West 3rd Avenue, and North Santa Fe Drive, and 2) North Santa Fe Drive, located near the intersection of North Santa Fe Drive and West 3rd 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: Beverly J. Van Slyke	Name: Alaina McWhorter
Email: Beverly.VanSlyke@Denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. **General description or background of proposed request. Attach executive summary if more space needed:**
Proposing to demolish a single-family home and build a new 4-unit townhome. The developer was asked to dedicate two parcels as 1) Public Alley, and 2) North Santa Fe Drive.

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

7. **City Council District:** Flor Alvidrez, District #7

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: 2022-DEDICATION-0000027

Description of Proposed Project: Proposing to demolish a single-family home and build a new 4-unit townhome. The developer was asked to dedicate two parcels as 1) Public Alley, and 2) North Santa Fe 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 1) Public Alley, and 2) North Santa Fe Drive.

Has a Temp MEP been issued, and if so, what work is underway: N/A

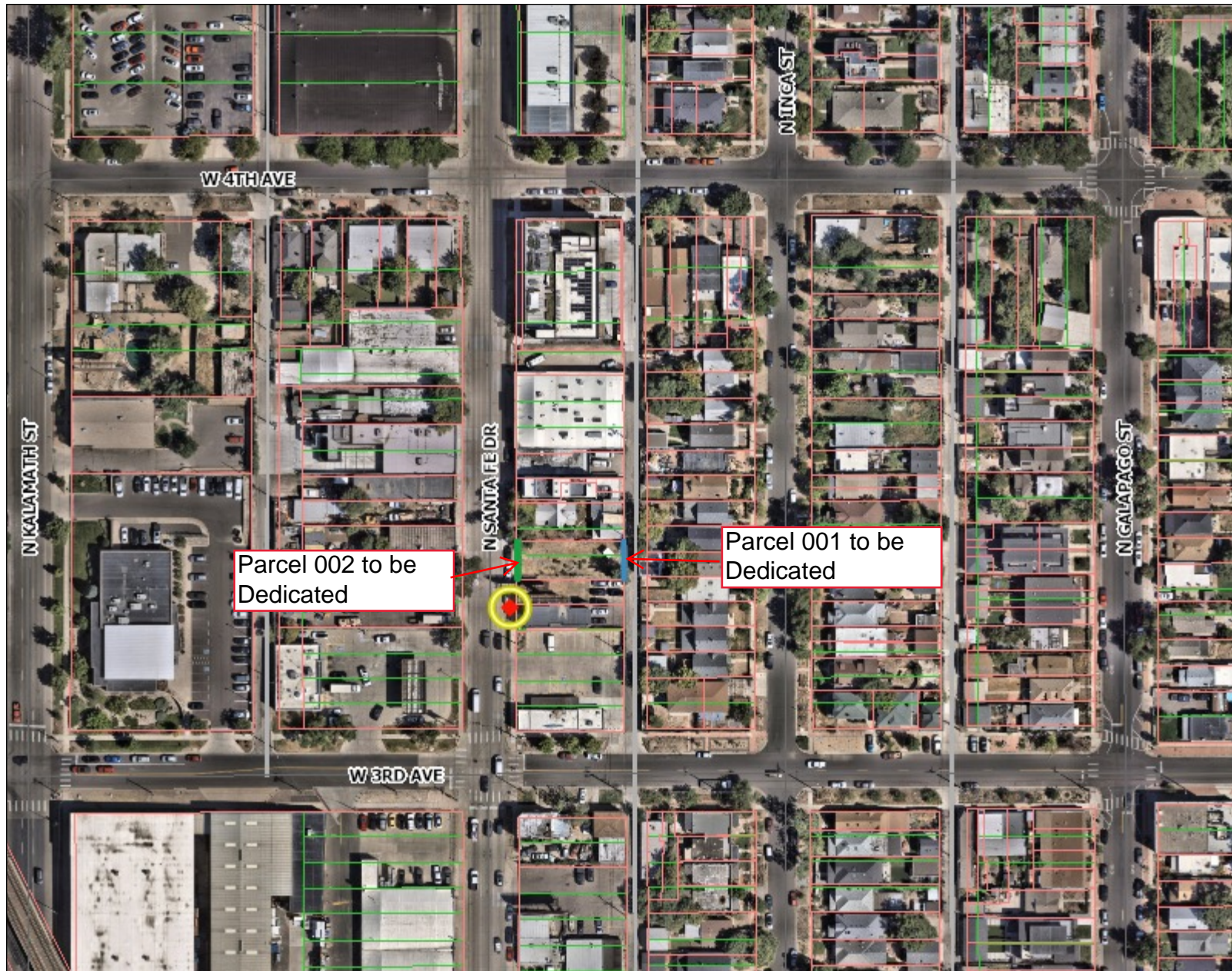
What is the known duration of a MEP: N/A

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 1) Public Alley, and 2) North Santa Fe Drive, as part of the development project called, "326 N Santa Fe Dr."



Legend

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

289 0 144.5 289 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:2,257

Map Generated 4/2/2025

The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.

THIS IS NOT A LEGAL DOCUMENT.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000027-001:

LEGAL DESCRIPTION - ALLEY PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF MARCH, 2025, AT RECEPTION NUMBER 2025023082 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING PART OF LOT 9 AND THE SOUTH HALF OF LOT 8, BLOCK 10, SUMNER'S 2ND ADDITION TO DENVER, AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 2.00 FEET OF LOT 9 AND THE EAST 2.00 FEET OF THE SOUTH HALF OF LOT 8, BLOCK 10, SUMNER'S 2ND ADDITION TO DENVER.

CONTAINING 74.77 ± SQUARE FEET (0.002 ± ACRES); MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000027-002:

LEGAL DESCRIPTION - STREET PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF MARCH, 2025, AT RECEPTION NUMBER 2025023082 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING PART OF LOT 9 AND THE SOUTH HALF OF LOT 8, BLOCK 10, SUMNER'S 2ND ADDITION TO DENVER, AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 4.00 FEET OF LOT 9 AND THE WEST 4.00 FEET OF THE SOUTH HALF OF LOT 8, BLOCK 10, SUMNER'S 2ND ADDITION TO DENVER.

CONTAINING 150.35 ± SQUARE FEET (0.004 ± ACRES); MORE OR LESS.



03/18/2025 12:40 PM
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
Denver, Colorado 80202
Project Description: 2022-DEDICATION-0000027
Asset Mgmt No.: 25-062

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 13th day of March, 2025, by **326 NORTH SANTA FE, LLC**, a Colorado limited liability company, whose address is PO BOX 9438, Denver, CO 80209, 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:

326 NORTH SANTA FE, LLC, a Colorado limited liability company

By: Joseph Michael Wise

Name: Joseph M. Wise

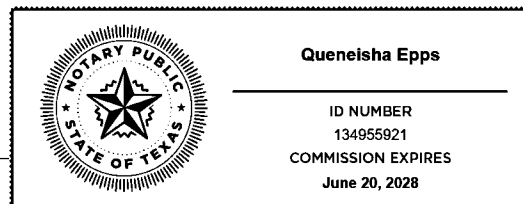
Its: Member

STATE OF Texas)
) ss.
COUNTY OF Collin)

The foregoing instrument was acknowledged before me this 13th day of March, 2025
by Joseph Michael Wise, as Member of **326 NORTH SANTA FE, LLC**, a
Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 06/20/2028



Queneisha Epps
Notary Public

Electronically signed and notarized online using the Proof platform.

EXHIBIT A
LAND DESCRIPTION
PAGE 1 OF 2

PARCEL 1 LAND DESCRIPTION:

A PARCEL OF LAND BEING PART OF LOT 9 AND THE SOUTH HALF OF LOT 8, BLOCK 10, SUMNER'S 2ND ADDITION TO DENVER, AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 2.00 FEET OF LOT 9 AND THE EAST 2.00 FEET OF THE SOUTH HALF OF LOT 8, BLOCK 10, SUMNER'S 2ND ADDITION TO DENVER.

CONTAINING 74.77 ± SQUARE FEET (0.002 ± ACRES); MORE OR LESS.

PARCEL 2 LAND DESCRIPTION:

A PARCEL OF LAND BEING PART OF LOT 9 AND THE SOUTH HALF OF LOT 8, BLOCK 10, SUMNER'S 2ND ADDITION TO DENVER, AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 4.00 FEET OF LOT 9 AND THE WEST 4.00 FEET OF THE SOUTH HALF OF LOT 8, BLOCK 10, SUMNER'S 2ND ADDITION TO DENVER.

CONTAINING 150.35 ± SQUARE FEET (0.004 ± ACRES); MORE OR LESS.



Prepared By:
Altitude Land Consultants, Inc
Karl W. Franklin, PE-PLS-EXW
Colorado PLS 37969

Date: 9/12/2024
Job No. 21-112



3461 Ringsby Court, Suite 125
Denver, CO 80216

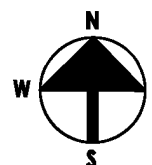
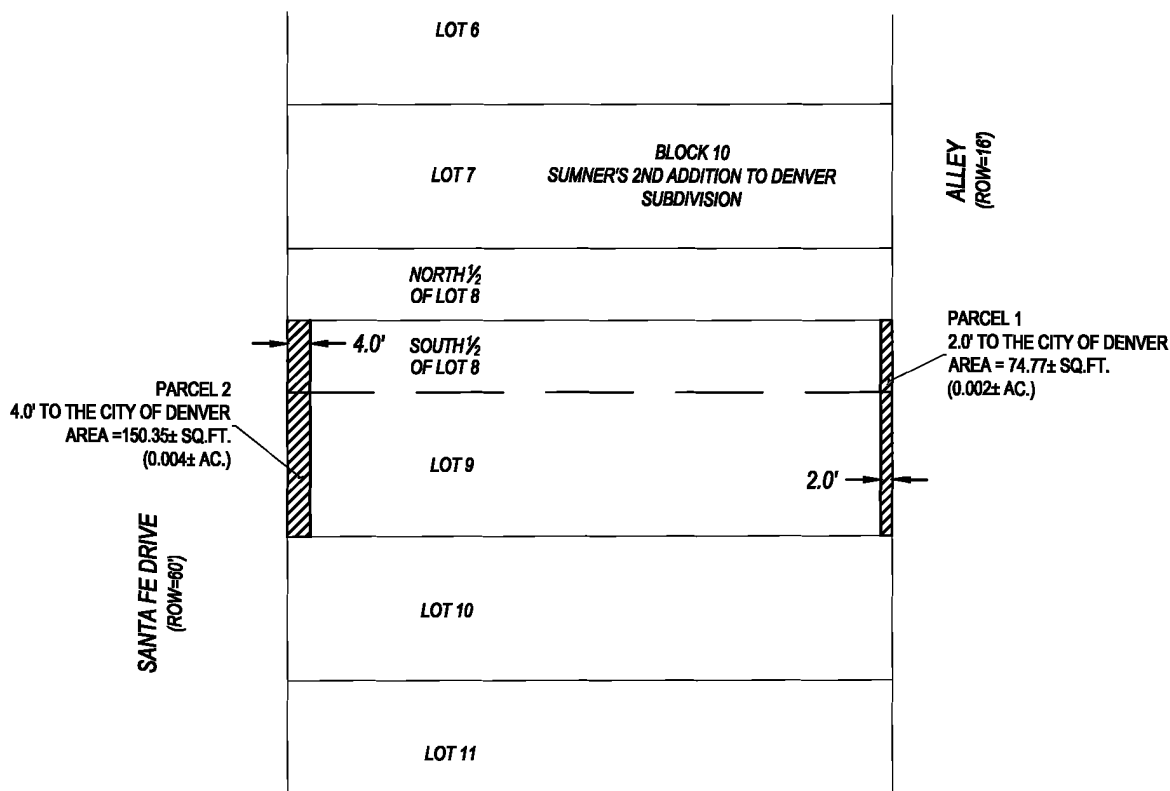
2727 N. Cascade, #160 Colorado Springs,
CO 80907

720.594.9494
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

2021-PROJMSTR-0000391-ROW

EXHIBIT A

PAGE 2 OF 2



3481 Ringsby Court, Suite 125
Denver, CO 80216

2727 N. Cascade, #160 Colorado Springs,
CO 80907

720.594.9494
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

Date: 9/12/2024
Job No. 21-112

LEGEND:

	ADJACENT PROPERTY LINE
	INTERIOR PROPERTY LINE
	DESCRIBED AREA