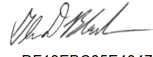




REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office
FROM: Glen D. Blackburn, P.E., Director, Right-of-Way Services
DATE: April 22, 2026
ROW #: 2022-DEDICATION-0000153

Signed by:

DF13EBC85E48471...

SCHEDULE #: 0508200050000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as North Federal Boulevard, located near the intersection of North Federal Boulevard and West 7th 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 North Federal 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, "707 Federal 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 North Federal Boulevard. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2022-DEDICATION-0000153-001) HERE.

A map of the area to be dedicated is attached.

GB/DS/BV

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Jamie Torres District # 3
Councilperson Aide, Daisy Rocha Vasquez
Councilperson Aide, Angeline Gurule
Councilperson Aide, Aynn Tougaard Slavins
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Director, Right-of-Way Services, Glen Blackburn
DOTI, Deputy Director, Right-of-Way Services, Darion Mayhorn
Department of Law, Brad Beck
Department of Law, Katherine Ehlers
Department of Law, Janet Valdez
Department of Law, Mar'quasa Maes
DOTI Survey, Dana Sperling
DOTI Ordinance
MileHighOrdinance
Owner: City and County of Denver
Project file folder 2022-DEDICATION-0000153

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: 720-865-3002

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 22, 2026

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 a City-owned parcel of land as Public Right-of-Way as North Federal Boulevard, located near the intersection of North Federal Boulevard and West 7th 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:
 This project is a tenant improvement of an existing commercial building. The developer was asked to dedicate a parcel of land as North Federal Boulevard.

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

7. City Council District: Jamie Torres, District #3

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 (A)</i>	<i>Additional Funds (B)</i>	<i>Total Contract Amount (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-0000153

Description of Proposed Project: This project is a tenant improvement of an existing commercial building. The developer was asked to dedicate a parcel of land as North Federal 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 North Federal 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 North Federal Boulevard, as part of the development project called, "707 Federal 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: 720-865-3002

CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV

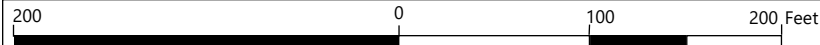


City and County of Denver



Legend

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



2021-PROJMSTR-0000343-ROW

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000153-001:

LEGAL DESCRIPTION – STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 31ST DAY OF JANUARY, 2023, AT RECEPTION NUMBER 2023007190 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2021135680 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL OF LAND;
THENCE ALONG THE SOUTH LINE OF SAID PARCEL, SOUTH 89°28'50" WEST, A DISTANCE OF 6.00 FEET;
THENCE DEPARTING SAID SOUTH LINE, NORTH 02°07'10" EAST, A DISTANCE OF 65.17 FEET;
THENCE ALONG A LINE 3.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID PARCEL AND THE EXISTING WEST RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD, NORTH 00°31'10" WEST, A DISTANCE OF 160.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL;
THENCE ALONG SAID NORTH LINE, NORTH 89°28'50" EAST, A DISTANCE OF 3.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AND THE WEST RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD;
THENCE ALONG THE AFOREMENTIONED EAST LINE OF SAID PARCEL AND WEST RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD, SOUTH 00°31'10" EAST, A DISTANCE OF 225.10 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 773 SQUARE FEET OR 0.018 ACRE OF LAND.

BASIS OF BEARINGS: THE EAST LINE OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2021135680 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, MONUMENTED AT THE NORTH END BY A FOUND #5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38495" AND AT THE SOUTH END BY A FOUND 3-1/4" ALUM. CAP "LS 35586". SAID LINE IS ASSUMED TO BEAR SOUTH 00°31'10" EAST.



2023007190
Page: 1 of 5
D \$0.00

After signing, return to:
Division of Real Estate
Attn: Jason Clements
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: 2022-DEDICATION-0000153
Asset Mgmt No.: 23-010

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 27th day of January, 2023, by **FEDERAL KITCHENS LLC**, a California limited liability company, whose address is 402 Ocean View Ave., Encinitas, CA 92024, 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.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On January 27, 2023 before me, Aaron Aftergood, Notary Public
(insert name and title of the officer)

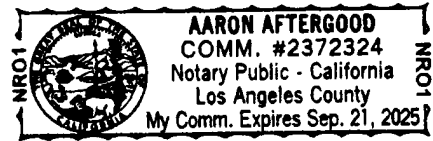
personally appeared Yossi Reinstein,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



2021-PROJMSTR-0000343-ROW

LAND DESCRIPTION
EXHIBIT A

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2021135680 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING FURTHER DESCRIBED AS FOLLOWS:

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CONTAINING 773 SQUARE FEET OR 0.018 ACRE OF LAND.

BASIS OF BEARINGS: THE EAST LINE OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2021135680 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, MONUMENTED AT THE NORTH END BY A FOUND #5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38495" AND AT THE SOUTH END BY A FOUND 3-1/4" ALUM. CAP "LS 35586". SAID LINE IS ASSUMED TO BEAR SOUTH 00°31'10" EAST.

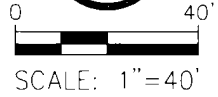


STACY LYNN JACOBS, PLS
COLORADO REG. NO. 38495
FOR, AND ON BEHALF OF:
R&R ENGINEERS-SURVEYORS, INC.
PHONE: 303-753-6730
FK21304 ROW

2021-PROJMSTR-0000343-ROW

EXHIBIT A

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5,
 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY AND COUNTY OF DENVER, STATE OF COLORADO



SCALE: 1"=40'

FOUND #5 X 18" REBAR WITH
 1-1/4" ORANGE PLASTIC CAP STAMPED
 "PLS 38495"

3.00'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°28'50"W	6.00'
L2	N89°28'50"E	3.00'

APN: 0508200031000
 REC. NO. 2021135680

N0°31'10"W 160.00'
 S0°31'10"E 225.10'
 BASIS OF BEARINGS

FEDERAL BOULEVARD
 (VARIABLE WIDTH PUBLIC R.O.W.)

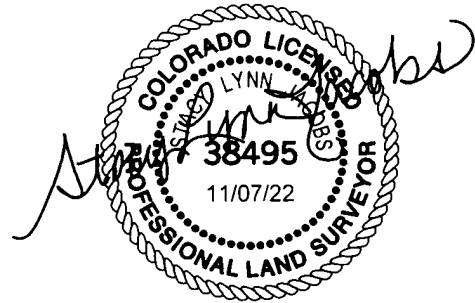
W. 7TH AVENUE
 (60' WIDE PUBLIC R.O.W.)

POINT OF BEGINNING
 FOUND 3-1/4"
 ALUM. CAP
 "LS 35586"

PARCEL CONTAINS 773 SQ. FT. OR 0.018 ACRE

NOTE

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



	Date: 8/24/2022	Sheet 2 of 2		R&R ENGINEERS-SURVEYORS, INC. 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 PH: 303-753-6730 WWW.RRENINEERS.COM
	Drawn: JDM			
	Checked: SLJ			
	Job No.: FK21304			