


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 9, 2025

ROW #: 2024-DEDICATION-0000185 **SCHEDULE #:** Adjacent to 0215409004000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as East 50th Avenue, located near the intersection of East 50th Avenue and North Pearl Street.

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 East 50th Avenue. 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, "AHRT - 4995 N Washington St."

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 East 50th Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2024-DEDICATION-0000185-001) HERE.

A map of the area to be dedicated is attached.

GB/SC/LRA

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Darrell Watson District # 9
Councilperson Aide, Bonnie Guillen
Councilperson Aide, Dwight Clark
Councilperson Aide, Darius Shelby
Councilperson Aide, Lynne Lombard
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, Scott Castaneda
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2024-DEDICATION-0000185

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 9, 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 a City-owned parcel of land as Public Right-of-Way as East 50th Avenue, located near the intersection of East 50th Avenue and North Pearl Street.

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: Lisa R. Ayala	Name: Alaina McWhorter
Email: Lisa.ayala@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. **General description or background of proposed request. Attach executive summary if more space needed:**
Proposing a new mixed-use structure. The developer was asked to dedicate a parcel of land as East 50th Avenue.

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

7. **City Council District:** Darrell Watson District # 9

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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

Project Title: 2024-DEDICATION-0000185

Description of Proposed Project: Proposing a new mixed-use structure. The developer was asked to dedicate a parcel of land as East 50th Avenue.

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 East 50th Avenue.

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 East 50th Avenue, as part of the development project called, "AHRT - 4995 N Washington St."

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

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



Legend

- Streets
- Alleys
-  County Boundary
-  Parcels



400 0 200 400 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1: 3,120

Map Generated 1/24/2025

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. 2024-DEDICATION-0000185-001:

LEGAL DESCRIPTION – STREET PARCEL

A PORTION OF THE PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 25TH DAY OF JUNE, 2024, AT RECEPTION NUMBER 2024058928 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE NORTH 2.00 FEET OF THE WEST 30.00 FEET OF THE EAST 80.00 FEET OF PLOT 10, W.H. CLARK'S SECOND SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SAID PARCEL CONTAINS 60 SQUARE FEET OR 0.0014 ACRES, MORE OR LESS.



2024058928

Page: 1 of 3

06/26/2024 01:58 PM
City & County of Denver
Electronically Recorded

R \$23.00

WD

D \$215.00

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

State Documentary Fee
Date
\$ 215.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 25 day of June, 2024, by **Globeville Redevelopment Partners LLC**, whose address is 566 W Lake Street, Suite 400, Chicago, IL 60661 ("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 the Grantor, for and in consideration of the sum of **TWO MILLION ONE HUNDRED FIFTY THOUSAND DOLLARS AND ZERO CENTS (\$2,150,000.00)** 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 the Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by the Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described in Exhibit A attached 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 the 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 the Grantee, and its successors and assigns forever. The 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 the Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed on the date set forth above.

70839518



SELLER

Globeville Redevelopment Partners LLC,
a Colorado limited liability company



David Block, Manager

STATE OF Illinois)
COUNTY OF Cook) ss:

The foregoing instrument was acknowledged before me this 3rd day of June, 2024, by David Block, Manager of Globeville Redevelopment Partners LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 2/21/2028




Notary Public

EXHIBIT A

(Legal Description of Property)

Parcel 1

THE SOUTH 120.00 FEET OF THE WEST 125.00 FEET AND THE EAST 13.00 FEET OF THE WEST 138.00 FEET OF LOT 10 IN W.H. CLARK'S SECOND SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Also known as: 4964 N. Pearl Street, Denver, Colorado
APN: 02154-09-003-000

Parcel 2

THAT PART OF LOT 10, W.H. CLARK'S SECOND SUBDIVISION DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 50.00 FEET WEST OF THE NORTHEAST CORNER OF LOT 10, W.H. CLARK'S SECOND SUBDIVISION AND IN NORTH LINE OF SAID LOT;
THENCE SOUTH 200.00 FEET;
THENCE WEST 30.00 FEET;
THENCE NORTH 200.00 FEET;
THENCE EAST 30.00 FEET TO THE BEGINNING;
BEING PART OF SAID LOT 10 AND 30.00 FEET FRONT AND 200.00 FEET DEEP,

CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Also known as: 624 E. 50th Avenue, Denver, Colorado
APN: 02154-09-004-000

**EXHIBIT A
LAND DESCRIPTION**

2023PM0000026-ROW-01

THE NORTH 2.00 FEET OF THE WEST 30.00 FEET OF THE EAST 80.00 FEET OF PLOT 10, W.H. CLARK'S SECOND SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

SAID PARCEL CONTAINS 60 SQUARE FEET OR 0.0014 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTION 15 AND SECTION 14 BY A 2.5" ALUMINUM CAP STAMPING ILLEGIBLE AND AT THE SOUTHEAST QUARTER CORNER BY A 3.25" ALUMINUM CAP STAMPED: LS 16401 AS BEARING SOUTH 00°14'38" WEST. SAID BEARING BEING A GRID BEARING OF THE CITY AND COUNTY OF DENVER LOW DISTORTION PROJECTION.

PREPARED BY: AARON MURPHY
PLS 38162

ON BEHALF OF: HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
303.623.6300

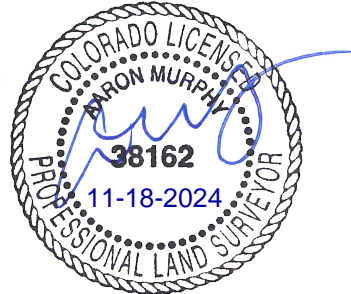


ILLUSTRATION FOR EXHIBIT A

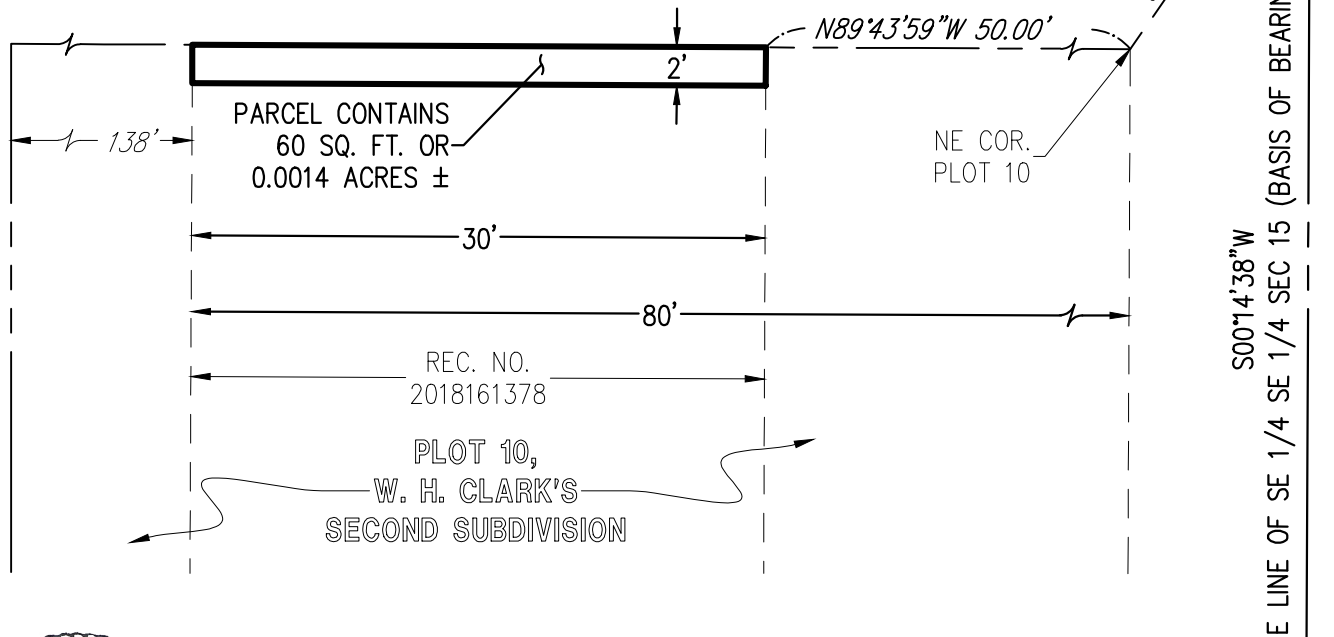
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER,
STATE OF COLORADO



50TH AVENUE
(R.O.W. WIDTH VARIES)

S 1/16 COR. SEC. 15/14
2.5" ALUMINUM CAP
(ILLEGIBLE)

PEARL STREET



SCALE: 1"=10'

NOTE:

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
IT IS INTENDED TO DEPICT ONLY THE ATTACHED DESCRIPTION.