




**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:** May 3, 2024

**ROW #:** 2024-DEDICATION-0000039 **SCHEDULE #:** Adjacent to 0234125031000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by Glenarm Place, 22<sup>nd</sup> Street, Welton Street, and 21<sup>st</sup> 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 Public Alley. 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, "2115 Glenarm."

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 Public Alley. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # ( 2024-DEDICATION-0000039-001 ) HERE.**

A map of the area to be dedicated is attached.

GB/TS/LRA

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Darrell Watson, District # 9  
Councilperson Aide, Bonnie Guillen  
Councilperson Aide, Darius Shelby  
Councilperson Aide, Lynne Lombard  
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 Savich  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2024-DEDICATION-0000039

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

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# ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team  
at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: May 3, 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 Public Alley, bounded by Glenarm Place, 22nd Street, Welton Street, and 21st 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: Nicholas Williams
Email: <a href="mailto:Lisa.ayala@denvergov.org">Lisa.ayala@denvergov.org</a>	Email: <a href="mailto:Nicholas.Williams@denvergov.org">Nicholas.Williams@denvergov.org</a>

5. **General description or background of proposed request. Attach executive summary if more space needed:**  
Proposing to build a new apartment structure. The developer has been asked to dedicate a parcel as Public Alley.

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?

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*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

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

## EXECUTIVE SUMMARY

**Project Title:** 2024-DEDICATION-0000039

**Description of Proposed Project:** Proposing to build a new apartment structure. The developer has been asked to dedicate a parcel as Public Alley.

**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 Public Alley.

**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 Public Alley, as part of the development project called, "2115 Glenarm."

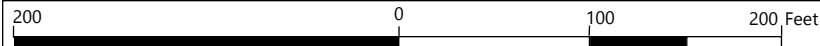




### Legend

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

Alley parcel to be dedicated



**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000039-001:**

LEGAL DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 19TH DAY OF APRIL, 2024, AT RECEPTION NUMBER 2024035121 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 17 THROUGH 20, BLOCK 179, CLEMENT'S ADDITION TO THE CITY OF DENVER, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON A 19.00 FOOT RANGE LINE LOCATED IN GLENARM PLACE BETWEEN 21ST STREET AND 22ND STREET, BEING MONUMENTED AT THE INTERSECTION OF GLENARM PLACE AND 22ND STREET BY A 2.5" ALUMINUM CAP, AND AT THE INTERSECTION OF GLENARM PLACE AND 21ST STREET BY A RE-ESTABLISHED RANGE POINT LOCATED IN 2020 BUT SINCE HAS BEEN DEMOLISHED BEING A 2.5" ALUMINUM CAP (SEE RANGE TIE SHEET). SAID LINE BEARS SOUTH 40°14'40" WEST A DISTANCE OF 480.90 FEET WITH ALL BEARINGS HEREON BEING RELATIVE THERETO.

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 17, BLOCK 179, CLEMENT'S ADDITION TO THE CITY OF DENVER;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOTS 17, 18, 19 AND A PORTION OF LOT 20, BLOCK 179, NORTH 40°14'59" EAST A DISTANCE OF 77.27 FEET TO A POINT ON SAID NORTHWESTERLY LINE LOT 20, BLOCK 179;

THENCE DEPARTING SAID NORTHWESTERLY LINE OF SAID LOT 20, BLOCK 179, SOUTH 49°45'20" EAST, A DISTANCE OF 2.00 FEET;

THENCE PARALLEL WITH AND 2.00 FEET SOUTHEASTERLY OF SAID NORTHWESTERLY LINE OF LOTS 17, 18, 19 AND A PORTION OF LOT 20, BLOCK 179, SOUTH 40°14'59" WEST A DISTANCE OF 77.27 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 17, BLOCK 179;

THENCE ALONG SAID SOUTHWESTERLY LINE OF LOT 17, BLOCK 179, NORTH 49°44'08" WEST A DISTANCE OF 2.00 FEET TO SAID SOUTHWESTERLY CORNER OF LOT 17, BLOCK 179 AND THE POINT OF BEGINNING.

CONTAINING AN AREA OF ±155 SQUARE FEET, OR ±0.0035 ACRES, MORE OR LESS.





04/19/2024 09:26 AM  
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  
Attn: Jason Clements  
Denver, Colorado 80202  
**Project Description: 2024-DEDICATION-0000039**  
**Asset Mgmt No.:**

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 17<sup>m</sup> day of April, 2024, by **GEARHART MOORE HOLDINGS, LLC**, a Colorado limited liability company, whose address is 2079 W 44<sup>th</sup> Avenue, Denver, Colorado 80211, United States, as to an undivided 25% interest; and **2105 GLENARM LLC**, a Colorado limited liability company, whose address is 2079 W 44<sup>th</sup> Avenue, Denver, Colorado 80211, United States, as to an undivided 75% interest (“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.





**2105 GLENARM LLC**, a Colorado limited liability company as to an undivided 75% interest

By: \_\_\_\_\_

Name: Sam Edelson

Its: Manager

ATTEST:

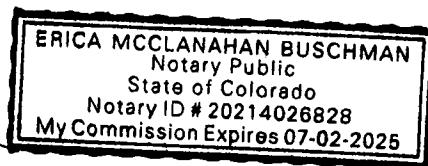
STATE OF Colorado )  
 ) ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of April, 2024  
by Sam Edelson, as Manager of **2105 GLENARM LLC**, a Colorado  
limited liability company.

Witness my hand and official seal.

My commission expires: 07-02-2025

Erica McClanahan Buschman  
Notary Public



**EXHIBIT A**LAND DESCRIPTION  
SHEET 1 OF 2

## LAND DESCRIPTION

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CONTAINING AN AREA OF ±155 SQUARE FEET, OR ±0.0035 ACRES, MORE OR LESS.



RICHARD B. GABRIEL, P.L.S.  
Colorado License No. 37929  
For and on behalf of  
Power Surveying Company, Inc.



DRAWING BY: RBG  
PROJECT NO. 21-297

DATE: 3/20/24

