


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: January 28, 2025

ROW #: 2023-DEDICATION-0000187 **SCHEDULE #:** Adjacent to 1) 0510309003000 and 0510309042000 and 2) 0510309003000 and 0510309042000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) South Galapago Street, located near the intersection of South Galapago Street and West Ellsworth Avenue, and 2) Public Alley, bounded by South Galapago Street, West Ellsworth Avenue, South Fox Street, and West Bayaud 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) South Galapago Street, and 2) 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, "22 Galapago."

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) South Galapago Street, and 2) Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000187-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/DS /BV

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Flor Alvidrez District # 7
Councilperson Aide, Mark Montoya
Councilperson Aide, Caleb Todd
Councilperson Aide, Jake Yolles
Councilperson Aide, Jonathan Serrano
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, Johna Varty
Department of Law, Martin Plate
Department of Law, Kwali Farbes
Department of Law, Ivone Avila-Ponce
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 2023-DEDICATION-0000187

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: November 27, 2024

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) South Galapago Street, located near the intersection of South Galapago Street and West Ellsworth Avenue, and 2) Public Alley, bounded by South Galapago Street, West Ellsworth Avenue, South Fox Street, and West Bayaud 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:

Proposing to demolish existing commercial structure and build four townhome structures. The developer was asked to dedicate two parcels of land as 1) South Galapago Street, and 2) Public Alley.

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: 2023-DEDICATION-0000187

Description of Proposed Project: Proposing to demolish existing commercial structure and build four townhome structures. The developer was asked to dedicate two parcels of land as 1) South Galapago Street, and 2) 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 1) South Galapago Street, and 2) 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 1) South Galapago Street, and 2) Public Alley as part of the development project called, "22 Galapago."

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

289 0 144.5 289 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:2,257

Map Generated 11/27/2024

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. 2023-DEDICATION-0000187-001:

LEGAL DESCRIPTION – STREET PARCEL #1

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF JUNE, 2024, AT RECEPTION NUMBER 2024059434 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LAND LOCATED IN A PORTION OF THE SOUTH HALF OF LOT 3, ALL OF LOTS 4 AND 5 AND THE NORTH 40.00 FEET OF LOT 6, BLOCK 16, LAKE ARCHER SUBDIVISION, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO:

THE WEST 2.00 FEET OF THE FOLLOWING:

SOUTH 1/2 OF LOT 3 AND ALL OF LOTS 4 AND 5 AND THE NORTH 40.00 FEET OF LOT 6, BLOCK 16, LAKE ARCHER SUBDIVISION,

CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING +/-330 SQ. FT. OR +/-0.008 ACRES MORE OR LESS

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000187-002:

LEGAL DESCRIPTION – ALLEY PARCEL #2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF JUNE, 2024, AT RECEPTION NUMBER 2024059434 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LAND LOCATED IN A PORTION OF THE SOUTH HALF OF LOT 3, ALL OF LOTS 4 AND 5, BLOCK 16, LAKE ARCHER SUBDIVISION, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO:

THE WEST 2.00 FEET OF THE EAST 8.00 FEET OF THE FOLLOWING:

SOUTH 1/2 OF LOT 3 AND ALL OF LOTS 4 AND 5, BLOCK 16, LAKE ARCHER SUBDIVISION,

CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING +/-250 SQ. FT. OR +/-0.006 ACRES MORE OR LESS.



2024059434

Page: 1 of 4

06/28/2024 09:10 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
Denver, Colorado 80202

Project Description: 2023-DEDICATION-0000187

Asset Mgmt No.: 24-130

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 27th day of June, 2024, by **PFI BAKER, LLC** a Colorado limited liability company, whose address is 2064 S. Bannock Street, Denver, CO 80223, 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.

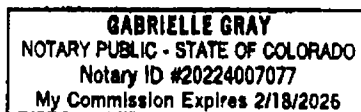
ATTEST:

PFI BAKER, LLC, a Colorado limited liability company

By: [Signature]

Name: JEFF PALMQUIST

Its: MANAGER



STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 27th day of June, 2024
by Jeff Palmquist, as manager of **PFI BAKER, LLC**, a Colorado
limited liability company.

Witness my hand and official seal.

My commission expires:

2/18/2026

[Signature]
Notary Public

EXHIBIT A
LAND DESCRIPTION
SHEET 1 OF 2

PARCEL 1

A PORTION OF LAND LOCATED IN A PORTION OF THE SOUTH HALF OF LOT 3, ALL OF LOTS 4 AND 5 AND THE NORTH 40.00 FEET OF LOT 6, BLOCK 16, LAKE ARCHER SUBDIVISION, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO:

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SOUTH 1/2 OF LOT 3 AND ALL OF LOTS 4 AND 5 AND THE NORTH 40.00 FEET OF LOT 6, BLOCK 16, LAKE ARCHER SUBDIVISION,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING ± 330 SQ. FT. OR ± 0.008 ACRES MORE OR LESS

PARCEL 2

A PORTION OF LAND LOCATED IN A PORTION OF THE SOUTH HALF OF LOT 3, ALL OF LOTS 4 AND 5, BLOCK 16, LAKE ARCHER SUBDIVISION, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO:

THE WEST 2.00 FEET OF THE EAST 8.00 FEET OF THE THE FOLLOWING:

SOUTH 1/2 OF LOT 3 AND ALL OF LOTS 4 AND 5, BLOCK 16, LAKE ARCHER SUBDIVISION,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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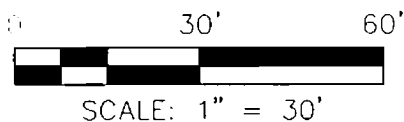
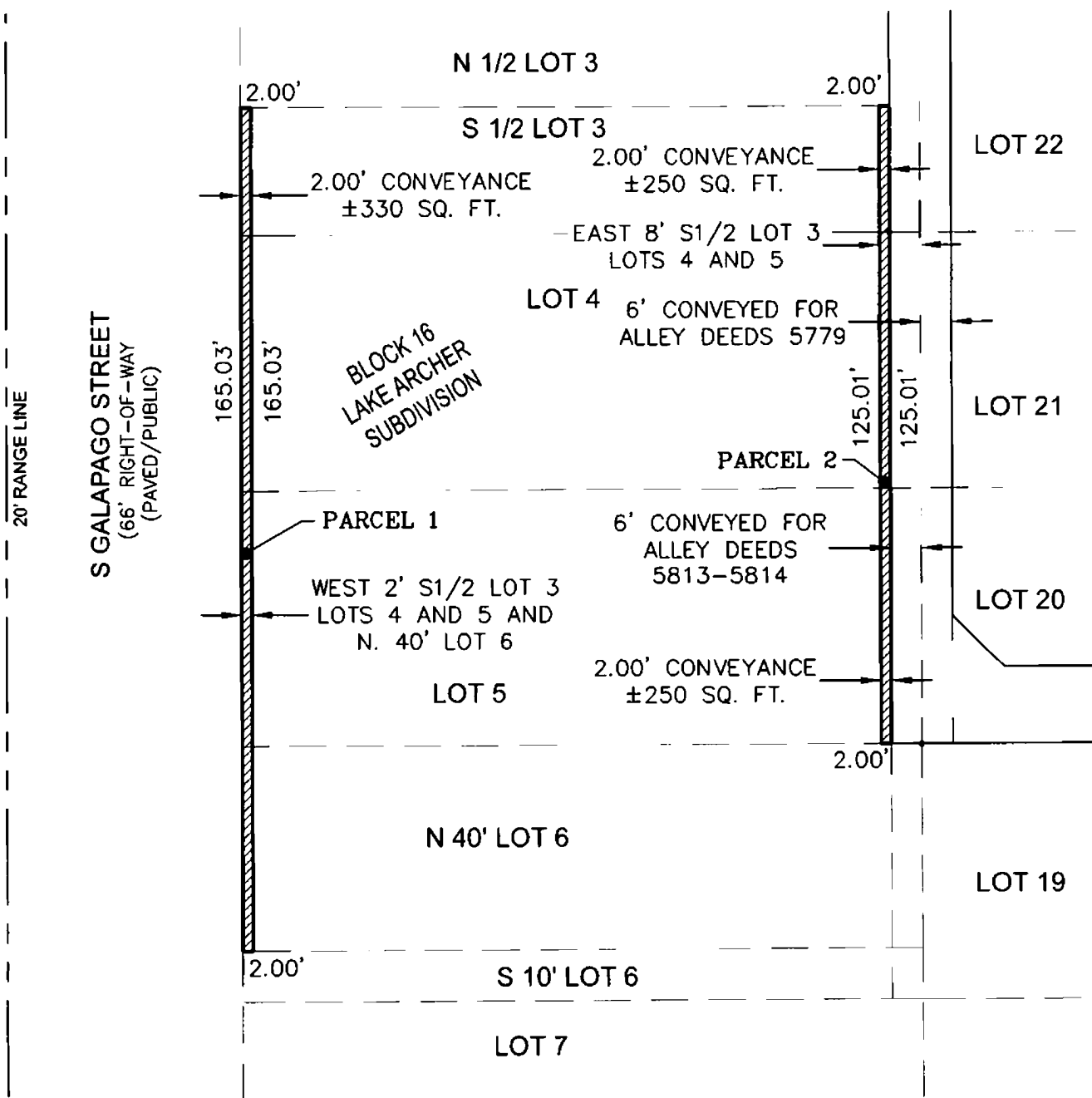
RICHARD B. GABRIEL, P.L.S.
COLORADO LICENSE NO. 37929
FOR AND ON BEHALF OF
POWER SURVEYING COMPANY, INC.



6911 BROADWAY
DENVER, COLORADO 80221

PH. 303-702-1617
FAX. 303-702-1488
WWW.POWERSURVEYING.COM

DRAWING BY: MB DATE: 8/17/2023
PROJECT NO. 21-039 ROW CONVEYANCE

EXHIBIT A
SHEET 2 OF 26911 BROADWAY
DENVER COLORADO 80221Established 1948
PH 303-702-1817
FAX 303-702-1468
WWW.POWERSURVEYING.COMDRAWING BY: MB DATE: 8/17/2023
PROJECT NO. 21-039 ROW CONVEYANCE