




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: March 27, 2024

ROW #: 2021-DEDICATION-0000073 **SCHEDULE #:** 0229309074000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as North Speer Boulevard, located near the intersection of North Speer Boulevard and North Grove 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 North Speer 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, "3055 N Speer 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 Speer Boulevard. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2021-DEDICATION-0000073-001) HERE.

A map of the area to be dedicated is attached.

GB/TB /DG

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Amanda P. Sandoval District # 1
Councilperson Aide, Gina Volpe
Councilperson Aide, Melissa Horn
Councilperson Aide, Alessandra Dominguez
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, Katie Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Thomas Breitnauer
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2021-DEDICATION-0000073

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: March 27, 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 North Speer Boulevard, located near the intersection of North Speer Boulevard and North Grove 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: Dalila Gutierrez	Name: Nicholas Williams
Email: Dalila.Gutierrez@denvergov.org	Email: Nicholas.Williams@denvergov.org

5. **General description or background of proposed request. Attach executive summary if more space needed:**
The project created two townhome structures. The developer was asked to dedicate a parcel as North Speer Boulevard.

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

7. **City Council District:** Amanda P. Sandoval, District #1

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: 2021-DEDICATION-0000073

Description of Proposed Project: The project created two townhome structures. The developer was asked to dedicate a parcel as North Speer 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 Speer 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 Speer Boulevard, as part of the development project called, "3055 N Speer Blvd."



Legend

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

289 0 144.5 289 Feet

PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000073-001:

LAND DESCRIPTION - STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 22ND DAY OF JUNE, 2021, AT RECEPTION NUMBER 2021119265 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOT 14, BLOCK 32, HIGHLAND PARK BEING SITUATED IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3, SOUTH RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A POINT ON THE WESTERLY LINE OF SAID BLOCK 32, 3.00 FEET SOUTH OF THE SOUTHWEST CORNER OF SAID LOT 14;
THENCE N 90°00'00"E ALONG A LINE 3.00 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 14, A DISTANCE OF 99.50 FEET
THENCE N 00°00'00"E ALONG A LINE 99.50 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK 32, A DISTANCE OF 78.48 FEET TO THE POINT OF BEGINNING;
THENCE N 49°20'52" W, A DISTANCE OF 33.19 FEET;
THENCE S 58°45'49" E ALONG A NORTHERLY LINE OF SAID BLOCK 32, A DISTANCE OF 29.44 FEET;
THENCE S 00°00'00" W ALONG A LINE 99.50 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK 32, A DISTANCE OF 6.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 80 SQUARE FEET, 0.002 ACRES, MORE OR LESS.



06/22/2021 03:49 PM
City & County of Denver

R \$0.00

WD

2021119265

Page: 1 of 4

D \$0.00

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: 2021-Dedication-0000073
Asset Mgmt No.: 21-090

SPECIAL WARRANTY DEED

June THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 16 day of June, 2021, by 3055 SPEER LLC, a Colorado limited liability company, whose address is 8729 E. 23rd Ave. Denver, CO 80238, 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:

3055 SPEER LLC, a Colorado limited liability company

By: Patrick Guinness

Name: Patrick Guinness, Manager

Its: Member of Guinness Development Company Inc. A Colorado Corporation

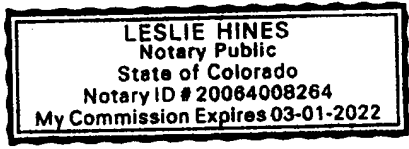
STATE OF CO)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 22nd day of June, 2021 by Patrick Guinness, as Manager of 3055 SPEER LLC, a Colorado limited liability company., By Patrick Guinness, Member of Guinness development Company Inc. A Colorado Corporation.

Witness my hand and official seal.

My commission expires: 03-01-22

[Signature]
Notary Public



2021-DEDICATION-0000073-ROW

EXHIBIT - A

LAND DESCRIPTION

(3055 SPEER BLVD.)

A portion of Lot 14, Block 32, Highland Park being situated in a portion of the Southwest $\frac{1}{4}$ of Section 29, Township 3, South Range 68 West of the 6th P.M., City and County of Denver, State of Colorado being more particularly described as follows.

COMMENCING at a point on the westerly line of said Block 32, 3.00 feet south of the Southwest corner of said Lot 14;
THENCE N 90°00'00"E along a line 3.00 feet southerly of and parallel with the southerly line of said Lot 14, a distance of 99.50 feet
THENCE N 00°00'00"E along a line 99.50 feet easterly of and parallel with the westerly line of said Block 32, a distance of 78.48 feet to the POINT OF BEGINNING;
THENCE N 49°20'52" W, a distance of 33.19 feet;
THENCE S 58°46'49" E along a northerly line of said Block 32, a distance of 29.44 feet;
THENCE S 00°00'00" W along a line 99.50 feet easterly of and parallel with the westerly line of said Block 32, a distance of 6.36 feet to the POINT OF BEGINNING.

Containing 80 Square Feet, 0.002 Acres, more or less.

Randy Fortuin

Randy Fortuin, PLS 27263

Date: April 22, 2021

Job No.: 2158

For and on Behalf of

CBM Surveys, Inc.

1418 South Addison Court

Aurora, Colorado 80018

720-373-8376

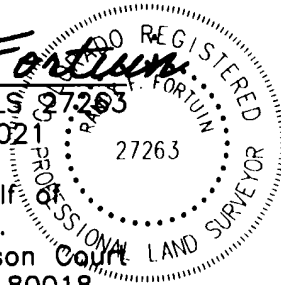


EXHIBIT - A
SHEET 2 OF 2

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

GROVE STREET (70' ROW)

SPEER BLVD.
ORD. 198 SERIES 1927

A=50.23'
R=23.74'
D=121°13'11"
B=N60°36'35"E
C=41.37'

S58°46'49"E 44.76'

S58°46'49"E 29.44'
N49°20'52"W 33.19'

80 Sq. Feet
0.002 Acres
MORE OR LESS

P.O.B.

S00°00'00"W 6.36'

N00°00'00"E 103.00'

LOT 14, BLOCK 32,
HIGHLAND PARK

N00°00'00"E 78.48'

14



SCALE: 1" = 20'

99.5'

S.W. CORNER
OF LOT 14

SOUTHERLY LINE OF LOT 14

P.O.C.

3.00'

3.00'

S90°00'00"E 99.50'

15

SHEET 2 OF 2

CBM SURVEYS logo

Randy Fortuin

April 22, 2021

27263

Randy Fortuin, PLS 27263

For and on Behalf of CBM Surveys, Inc.

1418 South Addison Cr. Aurora, CO

720-373-8376

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR

ADDRESS: 3055 Speer Blvd. Denver, Colorado
DATE: April 22, 2021
DWG: 2158-DED.DWG