




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 20, 2024
ROW #: 2020-DEDICATION-0000058 **SCHEDULE #:** 1) 0503514047000, 2) 0503514046000,
3) 0503514046000, and 4) 0503514049000

TITLE: This request is to dedicate four City-owned parcels of land as 1) North Santa Fe Drive, located near the intersection of North Santa Fe Drive and West 10th Avenue, 2) Public Alley, bounded by North Santa Fe Drive, West 10th Avenue, North Inca Street, and West 11th Avenue, 3) Public Alley, bounded by North Santa Fe Drive, West 10th Avenue, North Inca Street, and West 11th Avenue, and 4) Public Alley, bounded by North Santa Fe Drive, West 10th Avenue, North Inca Street, and West 11th 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) North Santa Fe Drive, 2) Public Alley, 3) Public Alley, and 4) 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, “1010 Santa Fe Dr.”

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 four parcels of land for Public Right-of-Way purposes as 1) North Santa Fe Drive, 2) Public Alley, 3) Public Alley, and 4) Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2020-DEDICATION-0000058-001, 002, 003, & 004) HERE.

A map of the area to be dedicated is attached.

GB/TB/BVS



cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Jamie Torres District # 3
Councilperson Aide, Daisy Rocha Vasquez
Councilperson Aide, Angelina Gurule
Councilperson Aide, Ayn Tougaard Slavis
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 2020-DEDICATION-0000058

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 20, 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 four City-owned parcels of land as 1) North Santa Fe Drive, located near the intersection of North Santa Fe Drive and West 10th Avenue, 2) Public Alley, bounded by North Santa Fe Drive, West 10th Avenue, North Inca Street, and West 11th Avenue, 3) Public Alley, bounded by North Santa Fe Drive, West 10th Avenue, North Inca Street, and West 11th Avenue, and 4) Public Alley, bounded by North Santa Fe Drive, West 10th Avenue, North Inca Street, and West 11th 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: Beverly J. Van Slyke	Name: Nicholas Williams
Email: Beverly.VanSlyke@denvergov.org	Email: Nicholas.Williams@denvergov.org

5. **General description or background of proposed request. Attach executive summary if more space needed:**
Proposing to scrape off an existing commercial building and build a new mixed-use building. The developer was asked to dedicate four parcels of land as 1) North Santa Fe Drive, 2) Public Alley, 3) Public Alley, and 4) Public Alley.

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</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: 2020-DEDICATION-0000058

Description of Proposed Project: Proposing to scrape off an existing commercial building and build a new mixed-use building. The developer was asked to dedicate four parcels of land as 1) North Santa Fe Drive, 2) Public Alley, 3) Public Alley, and 4) 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) North Santa Fe Drive, 2) Public Alley, 3) Public Alley, and 4) 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

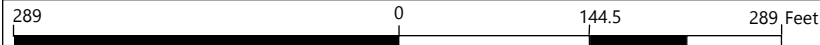
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) North Santa Fe Drive, 2) Public Alley, 3) Public Alley, and 4) Public Alley, as part of the development project called, "1010 Santa Fe Dr."



Legend

-  Well Restrictions
-  Barrier Restrictions
- Area Restrictions
 -  Liner
 -  Sheet Pile Wall Area
-  Streets
-  Alleys
-  County Boundary
-  Parcels
-  Lots/Blocks



PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000058-001:

PARCELS A, B, C, AND D CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 8TH DAY OF MARCH, 2021, AT RECEPTION NUMBER 2021042151 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

PORTIONS OF PARCELS I & II, BEING LOTS 13 TO 23, BLOCK 6, SMITH'S ADDITION TO THE CITY OF DENVER, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 21, 1999 AT RECEPTION NO. 1999213697, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND DESCRIPTION - STREET PARCEL #1:

PARCEL A

A PORTION OF PARCEL I, AS DESCRIBED IN SAID SPECIAL WARRANTY DEED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WESTERLY FOUR (4) FEET OF LOTS 13 AND 14, BLOCK 6, SMITH'S ADDITION TO THE CITY OF DENVER.

CONTAINING 200 SQ. FT., MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000058-002:

LAND DESCRIPTION - ALLEY PARCEL #2:

PARCEL B

A PORTION OF PARCEL I, AS DESCRIBED IN SAID SPECIAL WARRANTY DEED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY TWO (2) FEET OF LOTS 13 AND 14, BLOCK 6, SMITH'S ADDITION TO THE CITY OF DENVER.

CONTAINING 100 SQ. FT., MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000058-003:

LAND DESCRIPTION - ALLEY PARCEL #3:

PARCEL C

A PORTION OF PARCEL II, AS DESCRIBED IN SAID SPECIAL WARRANTY DEED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY TWO (2) FEET OF LOTS 15 THROUGH 20. BLOCK 6, SMITH'S ADDITION TO THE CITY OF DENVER.

CONTAINING 300 SQ. FT., MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000058-004:

LAND DESCRIPTION - ALLEY PARCEL #4:

PARCEL D

A PORTION OF PARCEL II, AS DESCRIBED IN SAID SPECIAL WARRANTY DEED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WESTERLY TWO (2) FEET OF LOTS 21 THROUGH 23. BLOCK 6, SMITH'S ADDITION TO THE CITY OF DENVER.

CONTAINING 150 SQ. FT., MORE OR LESS



03/08/2021 09:27 AM
City & County of Denver

R \$0.00

WD

2021042151

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-0000058
Asset Mgmt No.: 21-029

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 22nd day of February, 2021, by **KELLER HOLLAND SANTA FE INVESTORS, LLC**, a Delaware Limited Liability Company, whose address is 111 Main St Suite 700, Vancouver, WA 98660, 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:

KELLER HOLLAND SANTA FE INVESTORS, LLC,
a Delaware limited liability company

By: HPG Santa Fe, LLC,
a Washington limited liability company,
its Manager

By: Holland Partner Group Management, Inc.,
a Delaware corporation,
its Manager

By: [Signature]
Name: Craig Parker
Its: Chief Operating Officer

OREGON LAW
Approved by Elia Popovich

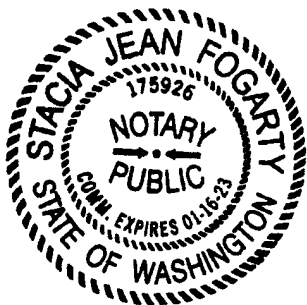
STATE OF Washington
COUNTY OF Clark

The foregoing instrument was acknowledged before me this 22nd day of February, 2021
by Craig Parker, as Chief Operating Officer of Holland Partner
Group Management, Inc., manager of HPG Santa Fe, LLC, manager of Keller Holland Santa Fe
Investors, LLC.

Witness my hand and official seal.

My commission expires: 01-16-23

[Signature]
Notary Public



2019-PROJMSTR-0000490-ROW

EXHIBIT "A"

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

SHEET 1 OF 2

PORTIONS OF PARCELS I & II, BEING LOTS 13 TO 23, BLOCK 6, SMITH'S ADDITION TO THE CITY OF DENVER, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 21, 1999 AT RECEPTION NO. 1999213697, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND DESCRIPTION PARCEL A

A PORTION OF PARCEL I, AS DESCRIBED IN SAID SPECIAL WARRANTY DEED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WESTERLY FOUR (4) FEET OF LOTS 13 AND 14, BLOCK 6, SMITH'S ADDITION TO THE CITY OF DENVER. CONTAINING 200 SQ. FT., MORE OR LESS.

LAND DESCRIPTION PARCEL B

A PORTION OF PARCEL I, AS DESCRIBED IN SAID SPECIAL WARRANTY DEED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY TWO (2) FEET OF LOTS 13 AND 14, BLOCK 6, SMITH'S ADDITION TO THE CITY OF DENVER. CONTAINING 100 SQ. FT., MORE OR LESS.

LAND DESCRIPTION PARCEL C

A PORTION OF PARCEL II, AS DESCRIBED IN SAID SPECIAL WARRANTY DEED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY TWO (2) FEET OF LOTS 15 THROUGH 20, BLOCK 6, SMITH'S ADDITION TO THE CITY OF DENVER. CONTAINING 300 SQ. FT., MORE OR LESS.

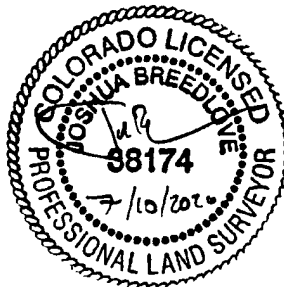
LAND DESCRIPTION PARCEL D

A PORTION OF PARCEL II, AS DESCRIBED IN SAID SPECIAL WARRANTY DEED, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WESTERLY TWO (2) FEET OF LOTS 21 THROUGH 23, BLOCK 6, SMITH'S ADDITION TO THE CITY OF DENVER. CONTAINING 150 SQ. FT., MORE OR LESS

I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JOSHUA BREEDLOVE
COLORADO P.L.S. #38174
BRANCH MANAGER, FLATIRONS, INC.



JOB NUMBER: 19-72,996
DRAWN BY: M. LUND
DATE: JULY 8, 2020

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services



4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180
www.FlatironsInc.com

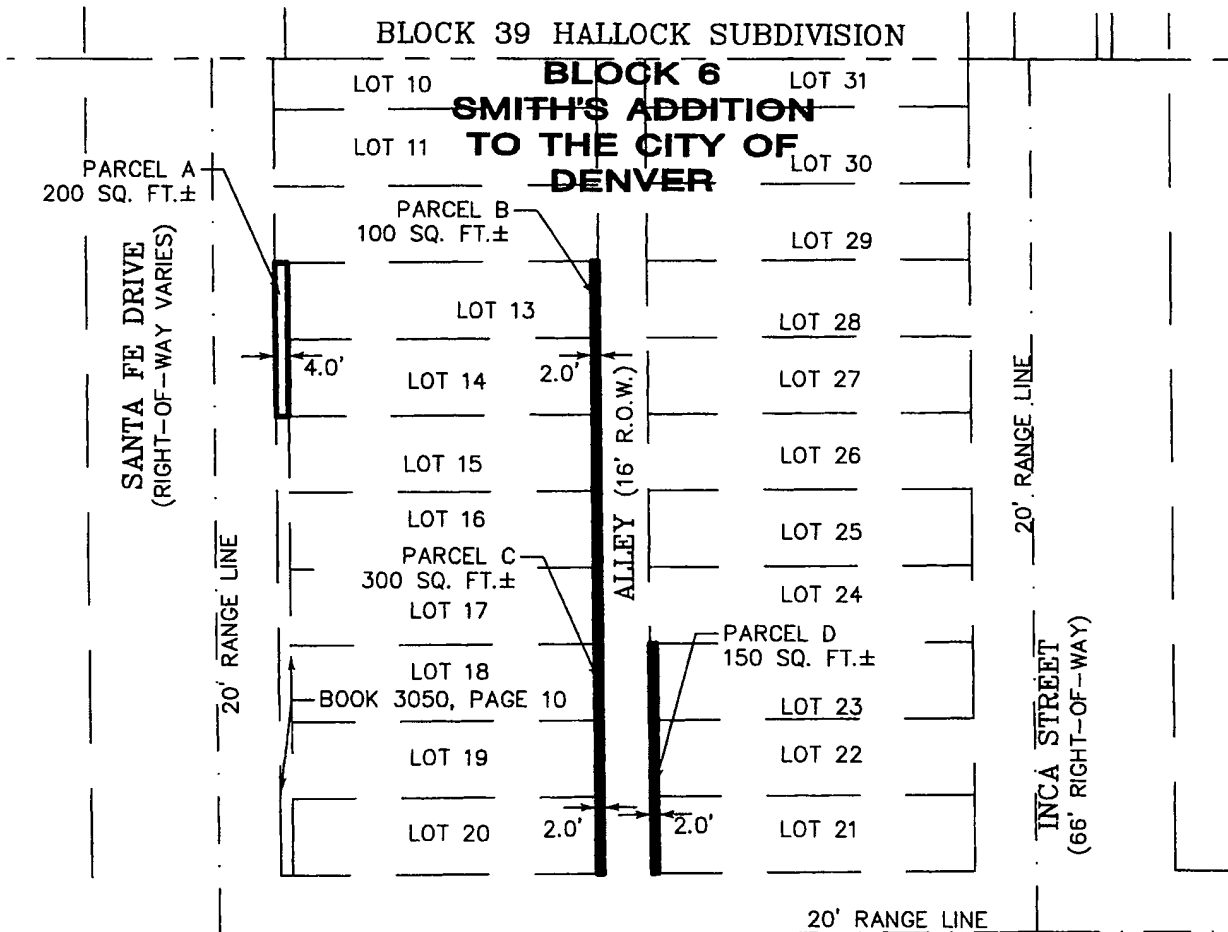
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2019-PROJMSTR-0000490-ROW

EXHIBIT "A"

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

SHEET 2 OF 2



WEST 10TH AVENUE
(80' RIGHT-OF-WAY)

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

JOB NUMBER: 19-72,996
DRAWN BY: M. LUND
DATE: JULY 8, 2020



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