

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:** February 11, 2025**ROW #:** 2025-DEDICATION-0000020 **SCHEDULE #:** 1) 0606300058000, 2) 0606300059000, 3) 0606300060000, 4) 0606300061000, 5) 0606300062000, 6) 0606300063000, 7) 0606300052000, 8) 0606300053000, 9) 0606300054000, 10) 0606300055000, and 11) 0606300056000**TITLE:** This request is to dedicate eleven City-owned parcels of land as Public Right-of-Way as 1) North Bellaire Street, located at the intersection of North Bellaire Street and East 11th Avenue, 2) East 10th Avenue, located at the intersection of East 10th Avenue and North Bellaire Street, 3) North Bellaire Street, located at the intersection of North Bellaire Street and East 9th Avenue, 4) North Ash Street, located at the intersection of North Ash Street and East 11th Avenue, 5) East 10th Avenue, located near the intersection of East 10th Avenue and North Ash Street, 6) North Albion Street, located at the intersection of North Albion Street and East 9th Avenue, 7) East 8th Place, located at the intersection of East 8th Place and North Colorado Boulevard, 8) North Albion Street, located at the intersection of North Albion Street and East 8th Avenue, 9) East 8th Place, located at the intersection of East 8th Place and North Albion Street, 10) North Ash Street, located at the intersection of North Ash Street and East 8th Avenue, and 11) East 8th Place, located at the intersection of East 8th Place and North Bellaire 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 1) North Bellaire Street, 2) East 10th Avenue, 3) North Bellaire Street, 4) North Ash Street, 5) East 10th Avenue, 6) North Albion Street, 7) East 8th Place, 8) North Albion Street, 9) East 8th Place, 10) North Ash Street, and 11) East 8th Place. This parcels(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, "9th & Colorado."

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 existing City owned land for Public Right-of-Way purposes as 1) North Bellaire Street, 2) East 10th Avenue, 3) North Bellaire Street, 4) North Ash Street, 5) East 10th Avenue, 6) North Albion Street, 7) East 8th Place, 8) North Albion Street, 9) East 8th Place, 10) North Ash Street, and 11) East 8th Place. The land is described as follows:

INSERT PARCEL DESCRIPTION ROW (2025-DEDICATION-0000020-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011) HERE.

A map of the area to be dedicated is attached.



GB/TB/LRA

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Amanda Sawyer District # 5
Councilperson Aide, Owen Brigner
Councilperson Aide, Matt Walter
Councilperson Aide, Connor O'Keefe
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, Brad Beck
Department of Law, Matthew Mulbarger
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Thomas Breitnauer
DOTI Ordinance
Project file folder 2025-DEDICATION-0000020

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: February 11, 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 eleven City-owned parcels of land as Public Right-of-Way as 1) North Bellaire Street, located at the intersection of North Bellaire Street and East 11th Avenue, 2) East 10th Avenue, located at the intersection of East 10th Avenue and North Bellaire Street, 3) North Bellaire Street, located at the intersection of North Bellaire Street and East 9th Avenue, 4) North Ash Street, located at the intersection of North Ash Street and East 11th Avenue, 5) East 10th Avenue, located near the intersection of East 10th Avenue and North Ash Street, 6) North Albion Street, located at the intersection of North Albion Street and East 9th Avenue, 7) East 8th Place, located at the intersection of East 8th Place and North Colorado Boulevard, 8) North Albion Street, located at the intersection of North Albion Street and East 8th Avenue, 9) East 8th Place, located at the intersection of East 8th Place and North Albion Street, 10) North Ash Street, located at the intersection of North Ash Street and East 8th Avenue, and 11) East 8th Place, located at the intersection of East 8th Place and North Bellaire 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:

The developer was asked to dedicate eleven parcels as part of the 9th & Colorado Subdivision: 1) North Bellaire Street, 2) East 10th Avenue, 3) North Bellaire Street, 4) North Ash Street, 5) East 10th Avenue, 6) North Albion Street, 7) East 8th Place, 8) North Albion Street, 9) East 8th Place, 10) North Ash Street, and 11) East 8th Place.

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

7. **City Council District:** Amanda Sawyer District # 5

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: 2025-DEDICATION-0000020

Description of Proposed Project: The developer was asked to dedicate eleven parcels as part of the 9th & Colorado Subdivision: 1) North Bellaire Street, 2) East 10th Avenue, 3) North Bellaire Street, 4) North Ash Street, 5) East 10th Avenue, 6) North Albion Street, 7) East 8th Place, 8) North Albion Street, 9) East 8th Place, 10) North Ash Street, and 11) East 8th Place.

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 Bellaire Street, 2) East 10th Avenue, 3) North Bellaire Street, 4) North Ash Street, 5) East 10th Avenue, 6) North Albion Street, 7) East 8th Place, 8) North Albion Street, 9) East 8th Place, 10) North Ash Street, and 11) East 8th Place.

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

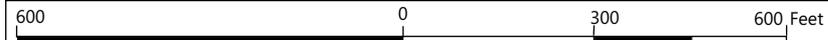
Will an easement be placed over a vacated area, and if so explain: N/A

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 Bellaire Street, 2) East 10th Avenue, 3) North Bellaire Street, 4) North Ash Street, 5) East 10th Avenue, 6) North Albion Street, 7) East 8th Place, 8) North Albion Street, 9) East 8th Place, 10) North Ash Street, and 11) East 8th Place, as part of the development project, "9th & Colorado."



- Legend**
- Streets
 - Alleys
 - ▭ County Boundary
 - ▭ Parcels



PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-000020-001:

LEGAL DESCRIPTION - STREET PARCEL #1 – N BELLAIRE ST:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF DECEMBER, 2024, AT RECEPTION NUMBER 2024111641 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT A, 9TH & COLORADO FILING NO. 1, AS PER THE PLAT THEREOF RECORDED SEPTEMBER 13, 2018 UNDER RECEPTION NO. 2018116411, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-000020-002:

LEGAL DESCRIPTION - STREET PARCEL #2 – E 10TH AVE:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF DECEMBER, 2024, AT RECEPTION NUMBER 2024111641 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT B, 9TH & COLORADO FILING NO. 1, AS PER THE PLAT THEREOF RECORDED SEPTEMBER 13, 2018 UNDER RECEPTION NO. 2018116411, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-000020-003:

LEGAL DESCRIPTION - STREET PARCEL #3 – N BELLAIRE ST:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF DECEMBER, 2024, AT RECEPTION NUMBER 2024111641 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT C, 9TH & COLORADO FILING NO. 1, AS PER THE PLAT THEREOF RECORDED SEPTEMBER 13, 2018 UNDER RECEPTION NO. 2018116411, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-000020-004:

LEGAL DESCRIPTION - STREET PARCEL #4 – N ASH ST:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF DECEMBER, 2024, AT RECEPTION NUMBER 2024111641 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT D, 9TH & COLORADO FILING NO. 1, AS PER THE PLAT THEREOF RECORDED SEPTEMBER 13, 2018 UNDER RECEPTION NO. 2018116411, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-000020-005:

LEGAL DESCRIPTION - STREET PARCEL #5 – E 10TH AVE:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF DECEMBER, 2024, AT RECEPTION NUMBER 2024111641 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT E, 9TH & COLORADO FILING NO. 1, AS PER THE PLAT THEREOF RECORDED SEPTEMBER 13, 2018 UNDER RECEPTION NO. 2018116411, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-000020-006:

LEGAL DESCRIPTION - STREET PARCEL #6 – N ALBION ST:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF DECEMBER, 2024, AT RECEPTION NUMBER 2024111641 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT F, 9TH & COLORADO FILING NO. 1, AS PER THE PLAT THEREOF RECORDED SEPTEMBER 13, 2018 UNDER RECEPTION NO. 2018116411, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-000020-007:

LEGAL DESCRIPTION - STREET PARCEL #7 – E 8TH PL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF DECEMBER, 2024, AT RECEPTION NUMBER 2024111641 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT G, 9TH & COLORADO FILING NO. 1, AS PER THE PLAT THEREOF RECORDED SEPTEMBER 13, 2018 UNDER RECEPTION NO. 2018116411, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-000020-008:

LEGAL DESCRIPTION - STREET PARCEL #8 – N ALBION ST:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF DECEMBER, 2024, AT RECEPTION NUMBER 2024111641 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT H, 9TH & COLORADO FILING NO. 1, AS PER THE PLAT THEREOF RECORDED SEPTEMBER 13, 2018 UNDER RECEPTION NO. 2018116411, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-000020-009:

LEGAL DESCRIPTION - STREET PARCEL #9 – E 8TH PL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF DECEMBER, 2024, AT RECEPTION NUMBER 2024111641 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT J, 9TH & COLORADO FILING NO. 1, AS PER THE PLAT THEREOF RECORDED SEPTEMBER 13, 2018 UNDER RECEPTION NO. 2018116411, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-000020-010:

LEGAL DESCRIPTION - STREET PARCEL #10 – N ASH ST:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF DECEMBER, 2024, AT RECEPTION NUMBER 2024111641 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT K, 9TH & COLORADO FILING NO. 1, AS PER THE PLAT THEREOF RECORDED SEPTEMBER 13, 2018 UNDER RECEPTION NO. 2018116411, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-000020-011:

LEGAL DESCRIPTION - STREET PARCEL #11 – E 8TH PL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF DECEMBER, 2024, AT RECEPTION NUMBER 2024111641 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT L, 9TH & COLORADO FILING NO. 1, AS PER THE PLAT THEREOF RECORDED SEPTEMBER 13, 2018 UNDER RECEPTION NO. 2018116411, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



12/02/2024 02:58 PM
City & County of Denver
Electronically Recorded

R \$23.00

WD

D \$0.00

After recording, return to:
Division of Real Estate, Attn: Katherine Rinehart
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project: 9th & Colorado, Filing 1E62
Asset Management No.: 24-232

SPECIAL WARRANTY DEED
(No documentary Fee Required – CRS 38-13-104 and No Recording Fee)

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 2nd day of December, 2024, by **9TH AVENUE (DENVER) LAND, LLC**, a Delaware limited liability company, whose address is 1881 16th Street, Suite 500, Denver, Colorado 80202 (“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 TEN DOLLARS (\$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 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 on 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, subject to the statutory exceptions as defined in § 38-30-113(5)(a) C.R.S..

No separate bill of sale with respect to improvements on the Property will be executed.

EXHIBIT A

(Legal Description of the Property)

TRACTS A, B, C, D, E, F, G, H, J, K AND L, 9TH & COLORADO FILING NO. 1, AS PER THE PLAT THEREOF RECORDED SEPTEMBER 13, 2018 UNDER RECEPTION NO. 2018116411, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.