




**REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY**

**TO:** Katherine Ehlers, City Attorney’s Office

**FROM:** Glen D. Blackburn, P.E., Director, Right-of-Way Services 

**DATE:** February 25, 2025

**ROW #:** 2024-DEDICATION-0000172 **SCHEDULE #:** Adjacent to 0619200017000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as South Colorado Boulevard, located near the intersection of East Louisiana Avenue and South Colorado Boulevard.

**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 South Colorado 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, “1260 S. Colorado 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 South Colorado Boulevard. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2024-DEDICATION-0000172-001) HERE.**

A map of the area to be dedicated is attached.

GB/BP/BVS

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Paul Kashmann District #6  
Councilperson Aide, Elise Bupp  
Councilperson Aide, Masha Lior  
Councilperson Aide, Claire Kelly  
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, Brian Pohl  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2024-DEDICATION-0000172

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

# 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: February 25, 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 a City-owned parcel of land as Public Right-of-Way as South Colorado Boulevard, located near the intersection of East Louisiana Avenue and South Colorado Boulevard.

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: Alaina McWhorter
Email: <a href="mailto:Beverly.VanSlyke@Denvergov.org">Beverly.VanSlyke@Denvergov.org</a>	Email: <a href="mailto:Alaina.McWhorter@denvergov.org">Alaina.McWhorter@denvergov.org</a>

5. **General description or background of proposed request. Attach executive summary if more space needed:** Modifications and improvements to an existing auto dealership. Developer was asked to dedicate a parcel of land as South Colorado Boulevard.

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

7. **City Council District:** Paul Kashmann, District #6

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-0000172

**Description of Proposed Project:** Modifications and improvements to an existing auto dealership. Developer was asked to dedicate a parcel of land as South Colorado 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 South Colorado 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

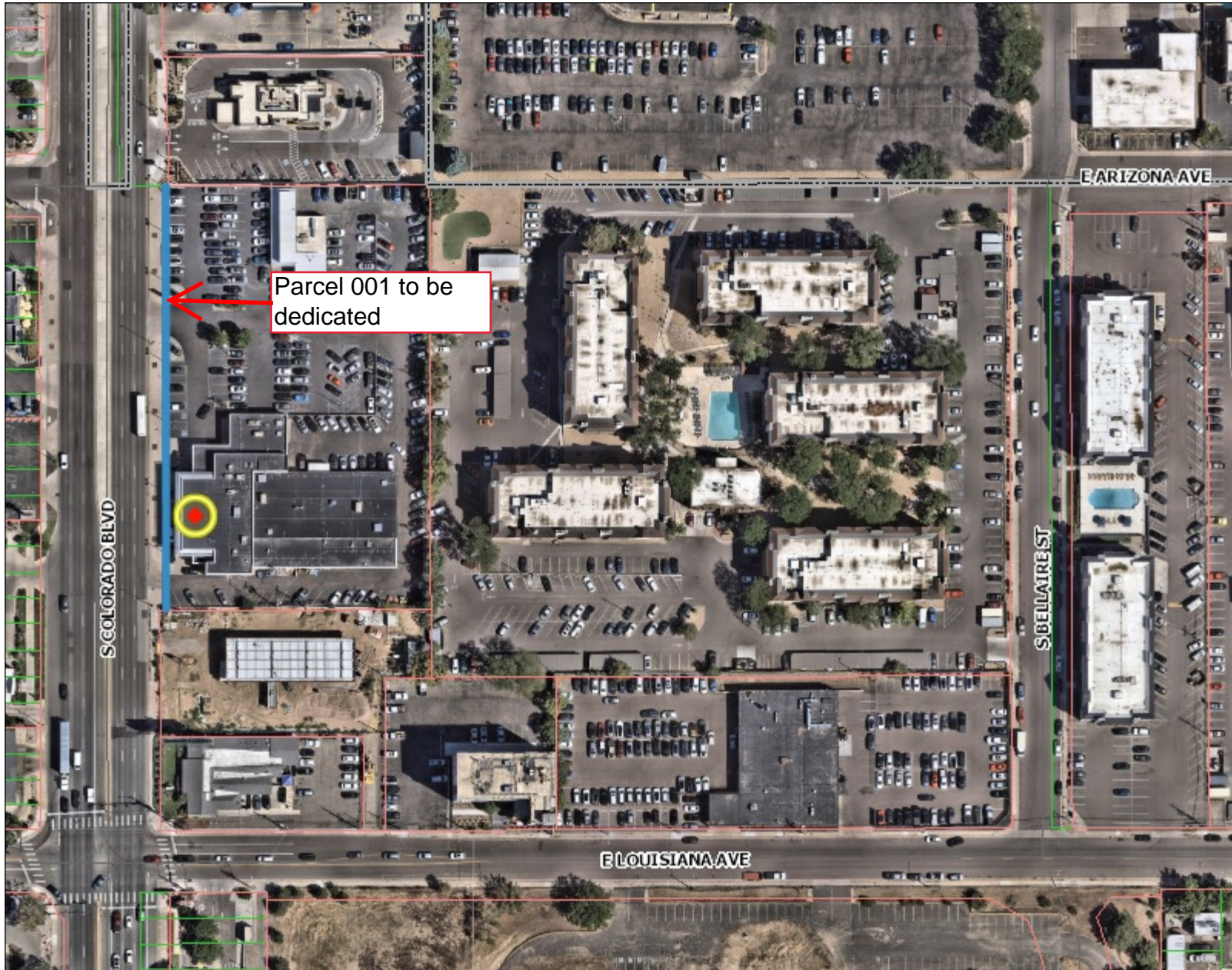
**Will an easement be placed over a vacated area, and if so explain:** N/A

**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 South Colorado Boulevard, as part of the development project called, "1260 S. Colorado Blvd."

City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services  
201 W. Colfax Ave | Denver, CO 80215  
[www.denvergov.org/dot](http://www.denvergov.org/dot)  
Phone: 720-913-1311

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### Legend

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

289 0 144.5 289 Feet

**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000172-001:**

**LEGAL DESCRIPTION – STREET PARCEL:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF FEBRUARY, 2025, AT RECEPTION NUMBER 2025009081 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE EASTERLY 3.50 FEET OF THE WESTERLY 8.50 FEET OF AN UNPLATTED PARCEL OF LAND RECORDED UNDER RECEPTION NO. 2005035775 LOCATED IN A PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ASSUMING THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19, AS MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED CALVADA PLS 36580 AT THE NORTH 1/16 CORNER OF SAID SECTIONS 19 AND 24 AND A NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED EHRHART LS 29414 AT THE NORTHWEST CORNER OF SAID SECTION 19 TO BEAR NORTH 00°00'36" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 1321.14 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**COMMENCING** AT SAID NORTH 1/16 CORNER OF SAID SECTIONS 19 AND 24:

THENCE NORTH 00°00'36" WEST ON THE WEST LINE OF SAID SECTION 19 A DISTANCE OF 246.03 FEET;

THENCE NORTH 89°48'51" EAST A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND RECORDED UNDER RECEPTION NO. 2007146032 AND THE **POINT OF BEGINNING**;

THENCE NORTH 00°00'36" WEST ON THE EAST LINE OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NO. 2007146032 A DISTANCE OF 414.49 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL RECORDED UNDER RECEPTION NO. 2005035775;

THENCE NORTH 89°48'51" EAST ON SAID NORTH LINE A DISTANCE OF 3.50 FEET;

THENCE SOUTH 00°00'36" EAST A DISTANCE OF 414.49 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL RECORDED UNDER RECEPTION NO. 2005035775;

THENCE SOUTH 89°48'51" WEST ON SAID SOUTH LINE A DISTANCE OF 3.50 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINING 1,451 SQUARE FEET OR 0.03 ACRES MORE OR LESS.



02/05/2025 11:37 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: 2024-DEDICATION-0000172**  
**Asset Mgmt No.:** 25-019

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 29<sup>th</sup> day of January, 2025, by **McConnell Heuberger Partners, LLLP**, a Colorado Limited Liability Limited Partnership, whose address is 745 S. Elizabeth Street, Denver, Colorado 80209, as to an undivided 99.666% interest and **Gunnar J. Heuberger**, an individual, whose address is 8 Polo Drive, Colorado Springs, Colorado 80906 as to an undivided 0.334% 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.

*Ke*  
*1/29/25*  
*1/29/25*





2023-PROJMSTR-0000465-ROW

**EXHIBIT A**

## LEGAL DESCRIPTION

THE EASTERLY 3.50 FEET OF THE WESTERLY 8.50 FEET OF AN UNPLATTED PARCEL OF LAND RECORDED UNDER RECEPTION NO. 2005035775 LOCATED IN A PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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*Ken*  
1/29/25

*[Signature]*  
1/29/25

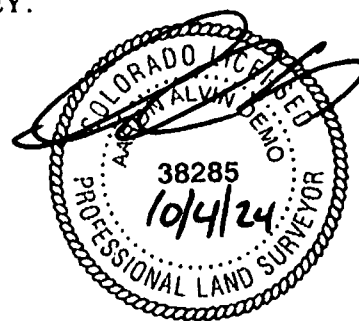
THENCE SOUTH 89°48'51" WEST ON SAID SOUTH LINE A DISTANCE OF 3.50 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 1,451 SQUARE FEET OR 0.03 ACRES MORE OR LESS.

**SURVEYOR'S STATEMENT**

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS LEGAL DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT IT IS NOT A MONUMENTED LAND SURVEY.

\_\_\_\_\_  
AARON ALVIN DEMO, PROFESSIONAL LAND SURVEYOR  
COLORADO PLS NO. 38285  
FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.



BASELINE ENGINEERING CORP.  
4862 INNOVATION DR, SUITE 100  
FORT COLLINS, COLORADO 80525  
(970) 353-7600

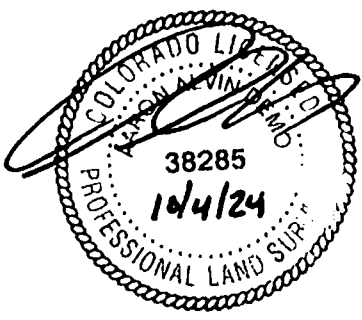
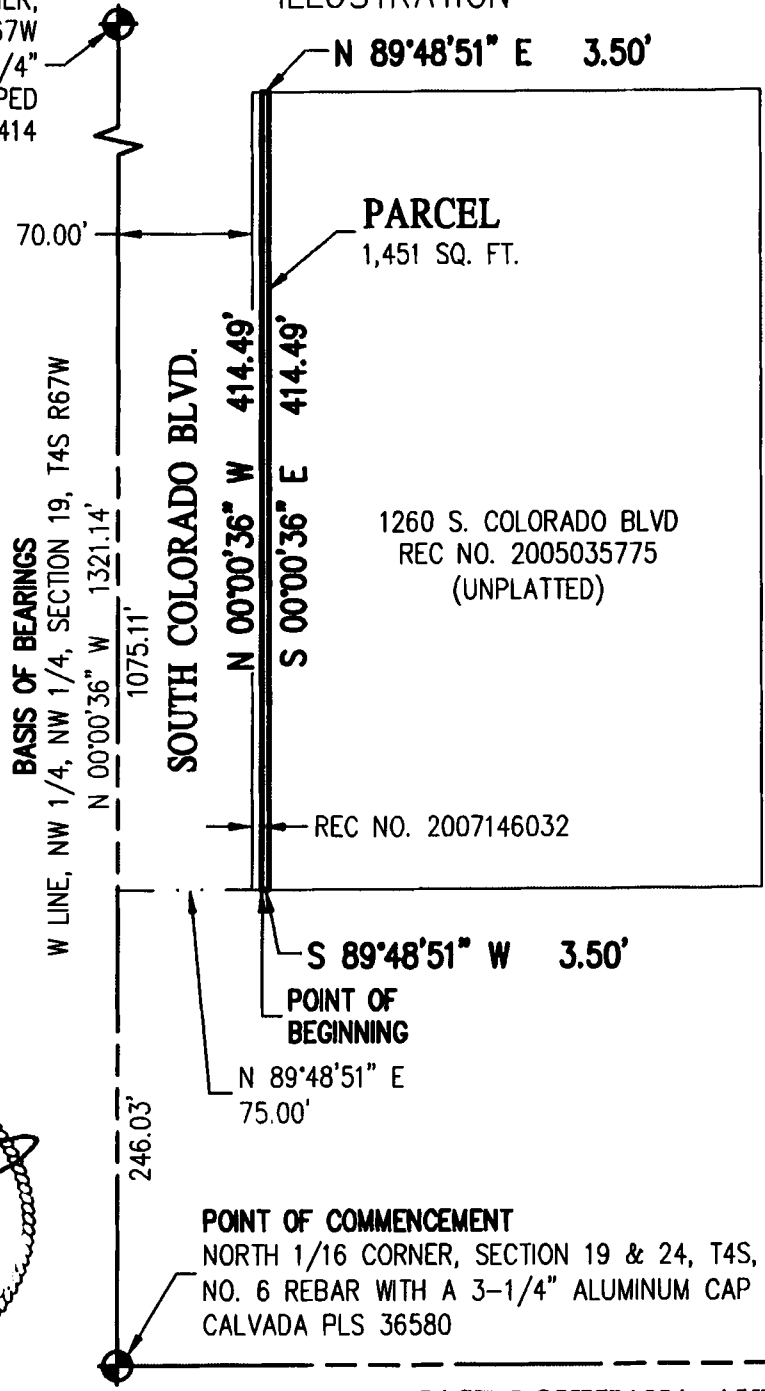
*Handwritten signature and dates: 11/27/23 and 1/29/24*

# EXHIBIT A

2023-PROJMSTR-0000465-ROW

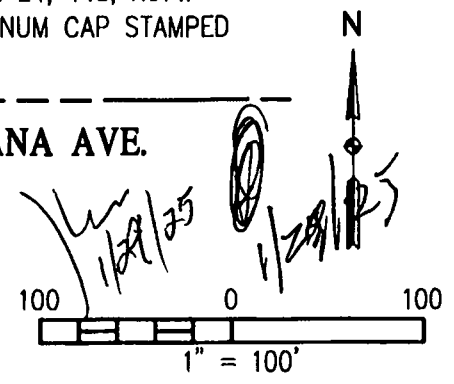
## ILLUSTRATION

NORTHWEST CORNER,  
SECTION 19, T4S, R67W  
NO. 6 REBAR WITH A 3-1/4"  
ALUMINUM CAP STAMPED  
EHRHART LS 29414



AARON A. DEMO, PROFESSIONAL LAND SURVEYOR  
COLORADO PLS NO. 38285  
FOR AND ON BEHALF OF BASELINE CORP.

NOTE: THIS EXHIBIT DOES NOT REPRESENT A  
MONUMENTED LAND SURVEY, IT IS INTENDED ONLY  
TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



N:\e03662 - Emich Kia Renovation\Drawings\Survey Documents\Easement\3662 - Easement Exhibit.dwg, 10/1/2024 11:14:36 AM, Lachlan Yahn

# BASELINE

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4882 INNOVATION DR, SUITE 100 • FORT COLLINS, COLORADO 80525  
P: 970.353.7600 • F: 970.679.4884 • www.baselinecorp.com

### EMICH KIA

CITY OF DENVER COUNTY OF DENVER  
**PARCEL CONVEYANCE**  
1260 S. COLORADO BLVD.

DESIGNED BY	DATE SUBMITTED	07/24/2024
DRAWING SIZE	0.5" X 11"	
SURVEY FIRM	BASELINE CORP	
JOB NO.	CD-3882	
DRAWING NAME	3062 - Easement Exhibit.dwg	
CHECKED BY	DEW	
	SHEET	3 OF 3