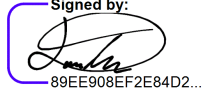




REQUEST FOR ORDINANCE TO VACATE PUBLIC RIGHT-OF-WAY

TO: Katie Ehlers, City Attorney's Office

FROM: Glen Blackburn, PE, Director, Right-of-Way Services  Signed by:
89EE908EF2E84D2...

PROJECT NO.: 2025-VACA-0000008

DATE: April 22, 2026

SUBJECT: Request for an Ordinance to vacate the alley abutting 3800 West Colfax Avenue, without reservations.

It is requested that the above subject item be placed on the next available Council Agenda.

This office has investigated the request of MODE Civil Services, dated January 24, 2025, on behalf of 3800 West LLC for the subject right-of-way vacation.

This matter has been coordinated with Asset Management; CPD: Building Department; CenturyLink/Lumen; City Council District No. 3; City Forester; Comcast; CPD DS Project Coordinator; DOTI ROWS DES Transportation & Wastewater; Office of Disability Rights; Denver Water; Denver Fire Department; Historic Preservation/Landmark; Metro Water Recovery; Office of Emergency Management; CPD Development and Planning Services; Parks and Recreation; DOTI ROWS Construction Engineering; DOTI Policy and Planning; DOTI Street Maintenance; DOTI ROWS Survey; DOTI TES Sign and Stripe; DOTI CPM Wastewater Review; Regional Transportation District; DOTI Solid Waste; Xcel Energy; CPD Zoning Administration, all of whom have indicated no objection.

As a result of these investigations, it has been determined that there is no objection to vacating the subject right-of-way area.

Therefore, you are requested to initiate Council action to vacate the following right-of-way area:

INSERT PARCEL DESCRIPTION ROW 2025-VACA-0000008-001 HERE

GB: je

cc: Mile High Ordinance
City Councilperson & Aides
City Council Staff – Luke Palmisano
Department of Law – Bradley Beck
Department of Law – Megan Waples
Department of Law – Katie Ehlers
Department of Law – Mar'quasa Maes
DOTI, Manager's Office – Alba Castro
DOTI, ROWS Deputy Director – Darion Mayhorn
DOTI, Ordinance
DOTI, Solid Waste – Ken Arguello
DOTI, Survey – Paul Rogalla
DOTI, Street Maintenance – Brian Roecker

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services | Engineering & Regulatory
201 W Colfax Ave, Dept 507 | Denver, CO 80202
www.denvergov.org/rowplanreview
Phone: (720) 865-3003

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: April 22, 2026

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: (Start with *approves, amends, dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

Approves the request for an Ordinance to vacate the alley abutting 3800 West Colfax Avenue, without reservations.

3. Requesting Agency: DOTI, Right of Way Services Permits & Coordination, Landuse & Permanent Occupancy

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: Jessica Eusebio	Name: Alaina McWhorter
Email: Jessica.Eusebio@denvergov.org	Email: Alaina.mcwhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

Request for an Ordinance to vacate the alley abutting 3800 West Colfax Avenue, without reservations.

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

7. City Council District: Councilmember 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: _____



RIGHT-OF-WAY VACATION EXECUTIVE SUMMARY

Application Title: 2025-VACA-0000008 3800 W Colfax Ave Alley Vacation

Applicant's Name: 3800 West LLC

Description of Proposed Right-of-Way (ROW) Vacation: Request for an Ordinance to vacate the alley abutting 3800 West Colfax Avenue, without reservations.

Applicant's explanation of why the ROW is needed to accomplish their proposed project: The proposed vacation will allow the applicant to redevelop their property at 3800 W Colfax Ave.

Area of proposed ROW vacation in square feet (SF): 1,464

Number of buildings adjacent to proposed ROW vacation area: (3) Three

Public Notice was posted at the proposed ROW vacation area on: December 10, 2025

Notification letters were sent to property owners and Registered Neighborhood Organizations (RNOs) within 200 feet of the proposed ROW vacation area on: December 10, 2025

The 20-day period for public comment expired on: December 31, 2025

Were public comments received and, if so, explain: Yes, 48 comments were received, 46 were submitted in a petition. Applicant sent certified letters to those who submitted comments and included their address in the petition or email.

Are all comments with technical merit resolved to the satisfaction of DOTI: No comments received held technical merit as the East-West alley is to remain.

Has land been dedicated to the city as a condition of the ROW vacation and, if so, explain: Yes, land will be dedicated to support the City's long term goals for standardization and augmentation of the transportation and access system.

Will a utility easement be reserved over the vacated ROW area and, if so, explain: No

Is a request for an easement relinquishment expected later and, if so, explain: N/A

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services | Engineering & Regulatory
201 W Colfax Ave, Dept 507 | Denver, CO 80202
www.denvergov.org/rowplanreview
Phone: (720) 865-3003



Location Map:



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EXHIBIT A
LEGAL DESCRIPTION
PAGE 1 OF 2

Land Description:

A parcel of land situated in the NE 1/4 of Section 6, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The 12 foot Alley dedicated by Ordinance No. 72, Series 1912 being the South 12 feet of Lot 44, Block 7, Colfax Avenue Subdivision of Maple Grove Subdivision, a Subdivision Plat Recorded in Book 2 at Page 29 and Book 8 at Page 71 Denver County, Colorado Clerk and Recorder's Office, (Originally filed in Arapahoe County in Book 4 at Page 20).

Parcel Contains (1,500 Square Feet) 0.0344 Acres, more or less.

All lineal distances are represented in U.S. Survey Feet.

Date Prepared: January 14, 2025
Date of Last Revision: August 7, 2025

Prepared By:
Charles N. Beckstrom,
Colorado PLS No. 33202
For and on behalf of
Engineering Service Company



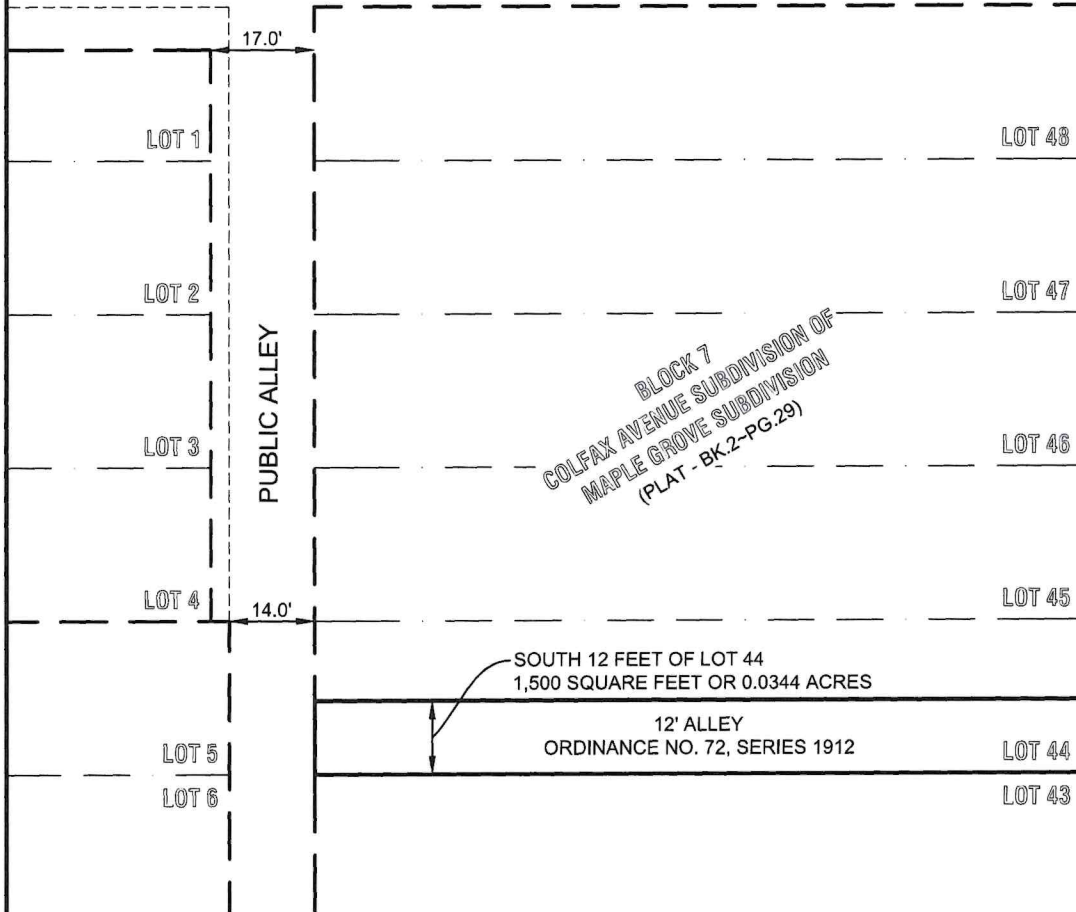
EXHIBIT A

ILLUSTRATION
PAGE 2 OF 2

WEST COLFAX AVENUE
(PUBLIC R.O.W. VARIES)



Scale: 1" = 30'



ESC
ENGINEERING
SERVICE
COMPANY

14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393 | F 303.337.7481



CITY OF DENVER

Drawn By: <i>MAF</i>	Checked By: <i>CNB</i>	Project No.: <i>1808.1</i>	Date: <i>1/14/2025 rev 8/7/2025</i>
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Scale: <i>1" = 30'</i>	File Name: <i>N:\Projects\Piranian, William\Denver-3800 W. Colfax Ave\CAD\Exhibits\ROW Vac\Denver - 3800 West Colfax - ROW Vac.dwg</i>
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Note: This illustration does not represent a monumented survey. It is intended only to depict the attached description.

A PART OF LOT 44, BLOCK 7, COLFAX AVENUE SUBDIVISION OF
MAPLE GROVE SUBDIVISION
SITUATED IN THE NE 1/4 OF SECTION 6, T.4S., R.68W. OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO