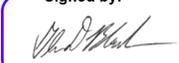




REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney’s Office
FROM: Glen D. Blackburn, P.E., Director, Right-of-Way Services
DATE: February 5, 2026
ROW: 2017-DEDICATION-0000227

Signed by:

DF13EBC85E48471...

SCHEDULE #: 02193320370000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as West 38th Avenue, located at the intersection of West 38th Avenue and North Utica 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 West 38th Avenue. 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, “4437 W. 38th Avenue.”

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 West 38th Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2017-DEDICATION-0000227-001) HERE.

A map of the area to be dedicated is attached.

GB/AG/BV

- cc: Dept. of Real Estate, RealEstate@denvergov.org
- City Councilperson, Amanda 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, Director, Right-of-Way Services, Glen Blackburn
- DOTI, Deputy Director, Right-of-Way Services, Darion Mayhorn
- Department of Law, Brad Beck
- Department of Law, Katherine Ehlers
- Department of Law, Janet Valdez
- DOTI Survey, Ali Gulaid
- DOTI Ordinance
- Owner: City and County of Denver
- Project file folder 2017-DEDICATION-0000227

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: 720-865-3002

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 5, 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: Dedicate a City-owned parcel of land as Public Right-of-Way as West 38th Avenue, located at the intersection of West 38th Avenue and North Utica 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: Barbara Valdez	Name: Alaina McWhorter
Email: Barbara.Valdez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:
This project renovated existing commercial building and added three tenant spaces. The developer was asked to dedicate a parcel of land as West 38th Avenue.

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

7. City Council District: Amanda 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 (A)</i>	<i>Additional Funds (B)</i>	<i>Total Contract Amount (A+B)</i>

<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: 2017-DEDICATION-0000227

Description of Proposed Project: Dedicate a City-owned parcel of land as Public Right-of-Way as West 38th Avenue, located at the intersection of West 38th Avenue and North Utica Street.

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 West 38th Avenue.

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

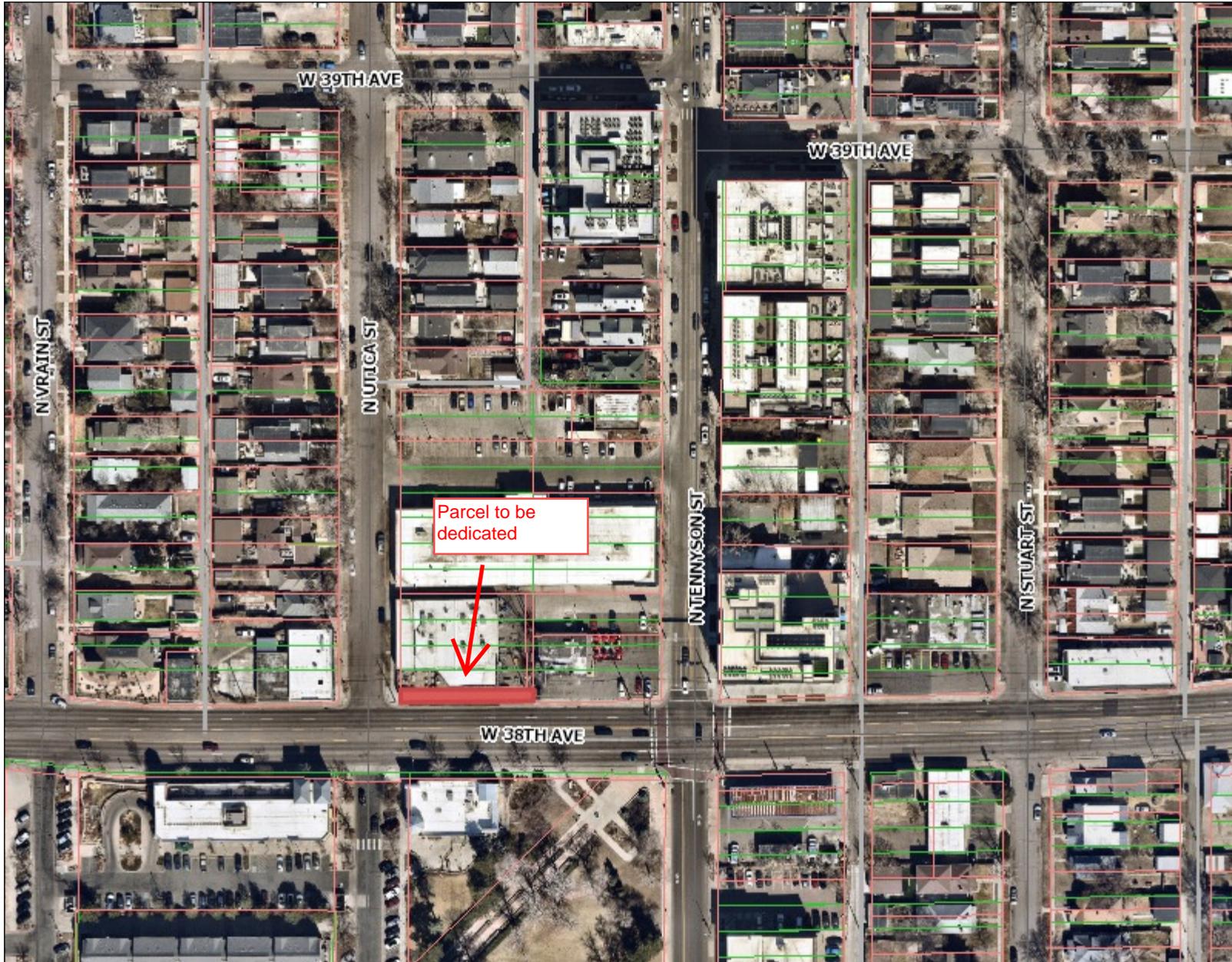
Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as West 38th Avenue, as part of the development project called, "4437 W 38th Avenue."

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: 720-865-3002

CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV



City and County of Denver



Legend

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

289 0 144.5 289 Feet

PARCEL DESCRIPTION ROW NO. 2017-DEDICATION-0000227

LAND DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF FEBRUARY 2018, AT RECEPTION NUMBER 2018024100 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A PART OF LOT 24, BLOCK 1, MOUNTAIN VIEW, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 11.00 FEET OF SAID LOT 24.

CONTAINING (1,432 SQUARE FEET) 0.0329 ACRES, MORE OR LESS.



02/28/2018 10:32 AM
City & County of Denver

R \$0.00
WD

2018024100

Page: 1 of 5
D \$0.00

2018023429

Page: 1 of 7
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

02/27/2018 10:24 AM
City & County of Denver
R \$0.00
WD

Asset Mgmt. # 18-24

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 14 day of February, 2018, by Jameson's Garage, LLC, a Colorado limited liability company ("Grantor"), whose address is 303 South Broadway St., Denver, Colorado 80209, 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, as dedicated public right-of-way, 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 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 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, if any, will be executed.

[SIGNATURES ON FOLLOWING PAGES]

Project Description: SHD

Approved: [Signature] Asset Management Date: 2/27/18

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

ATTEST:

Jameson's Garage, LLC,
a Colorado limited liability company

By: 

Name: Wade Buxton

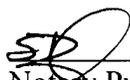
Its: Authorized Agent

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 15th day of February, 2018, by Wade Buxton as Authorized Agent of Jameson's Garage, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: June 19, 2019


Notary Public

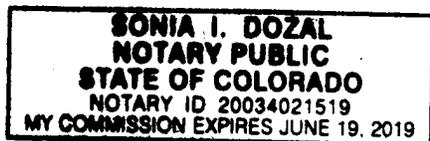


Exhibit A

Legal Description of Dedicated Property

[see attached]

Exhibit "A"

Legal Description:

A parcel of land situated in the Southwest $\frac{1}{4}$ of Section 19, Township 3 South, Range 68 West, of the 6th Principal Meridian, being a part of Lot 24, Block 1, Mountain View, City and County of Denver, State of Colorado, more particularly described as follows:

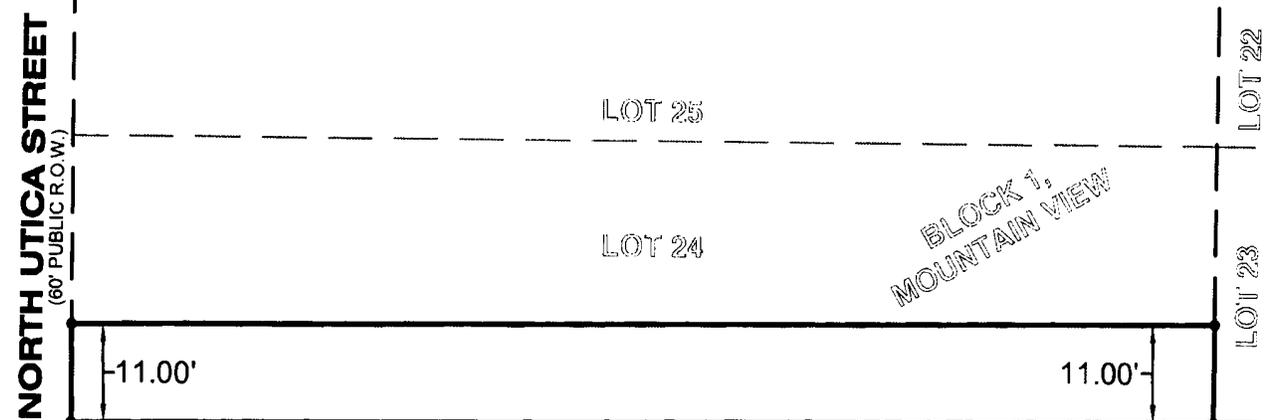
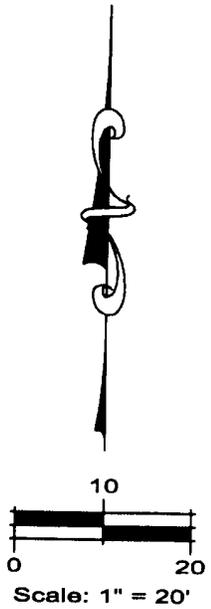
The South 11.00 feet of said Lot 24.

Containing (1,432 Square Feet) 0.0329 Acres, more or less.

Date Prepared: December 13, 2017
Date Of Last Revision:
Prepared By: Charles N. Beckstrom, PLS No. 33202
For And On Behalf Of
Engineering Service Company
14190 East Evans Avenue
Aurora, Colorado 80014
Phone: (303) 337-1393



ILLUSTRATION FOR "EXHIBIT A"



WEST 38TH AVENUE
 (72' PUBLIC R.O.W.)



ESC
ENGINEERING SERVICE COMPANY
 14190 East Evans Avenue
 Aurora, Colorado 80014
 P 303.337.1393 | F 303.337.7481

PARCEL CONTAINS
 1,432 SQUARE FEET
 0.0329 ACRES

CITY & COUNTY OF DENVER			
Drawn By: SAM	Checked By: SAM/CNB	Project No.: 1216.1	Date: 12/13/2017
Scale: 1"=20'	File Name: M:\VanWest		
<small>Note: This exhibit does not represent a monumented survey. It is intended only to depict the attached description.</small>			

RIGHT-OF-WAY DEDICATION
 A PART OF LOT 24, BLOCK 1, MOUNTAIN VIEW
 SITUATED IN THE SW 1/4 OF SECTION 19,
 T.3S., R.68W., OF THE 6TH P.M.
 CITY AND COUNTY OF DENVER, STATE OF COLORADO