




## 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:** April 3, 2025

**ROW #:** 2019-DEDICATION-0000034 **SCHEDULE #:** 0221312037000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by North Tejon Street, West 43<sup>rd</sup> Avenue, North Umatilla Street, and West 42<sup>nd</sup> 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 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, "4235 Tejon Street."

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 Public Alley. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2019-DEDICATION-0000034-001) HERE.**

A map of the area to be dedicated is attached.

GB/TB/DG

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Amanda P. 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  
Department of Law, Martin Plate  
Department of Law, Brad Beck  
Department of Law, Katherine Ehlers  
Department of Law, Mar'quasa Maes  
DOTI Survey, Thomas Breitnauer  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2019-DEDICATION-0000034

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

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## 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 3, 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 Public Alley, bounded by North Tejon Street, West 43rd Avenue, North Umatilla Street, and West 42nd 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: Dalila Gutierrez	Name: Alaina McWhorter
Email: <a href="mailto:Dalila.Gutierrez@denvergov.org">Dalila.Gutierrez@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:

A second single-family structure was built adjacent to 4235 N Tejon St. The developer was asked to dedicate a parcel as Public Alley.

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

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

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*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_



## EXECUTIVE SUMMARY

**Project Title:** 2019-DEDICATION-0000034

**Description of Proposed Project:** A second single-family structure was built adjacent to 4235 N Tejon St. The developer was asked to dedicate a parcel as 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 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 Public Alley, as part of the development project called, "4235 Tejon Street."

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

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## Legend

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

145 0 72.5 145 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City and County of Denver

1:1,128

Map Generated 4/3/2025

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THIS IS NOT A LEGAL DOCUMENT.

**PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000034-001:**

**LAND DESCRIPTION – ALLEY PARCEL**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 20TH DAY OF APRIL, 2020, AT RECEPTION NUMBER 2020053602 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF LOTS 23 THROUGH 25, INCLUSIVE, BLOCK 5, VAN CAMPS ADDITION: SITUATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WESTERLY 1.5 FEET OF LOTS 23 THROUGH 25, INCLUSIVE, BLOCK 5, VAN CAMPS ADDITION  
CONTAING AN AREA OF 0.002 ACRES, OR 91.5 SQUARE FEET, MORE OR LESS



2020053602

Page: 1 of 3

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: 2019-Dedication-0000034**  
**Asset Mgmt No.: 20-043**

**SPECIAL WARRANTY DEED**  
**(4233 Tejon St.)**

**THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this 18 day of April, 2020, by **William M Seamans JR and Elizabeth P Seamans**, Husband and Wife, whose address is 4233 Tejon St., Denver, CO 80211, 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:

**William M Seamans JR and Elizabeth P Seamans, Husband and Wife**

By: Elizabeth Seamans

By: William Seamans

STATE OF Virginia )  
 ) ss.  
COUNTY OF Arlington )

The foregoing instrument was acknowledged before me this 18 day of April, 2020  
by William Micheal Seamans Jr. and Elizabeth Seamans

Witness my hand and official seal.

My commission expires: June 30, 2020

Chirag Patel

Notary Public

**CHIRAG PATEL**  
ELECTRONIC NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
REGISTRATION # 7679556  
COMMISSION EXP JUNE 30, 2020

Notary Stamp Placed at 2020/04/18 23:45:20 EST

v5xhn



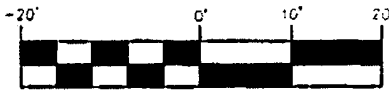
2019-DEDICATION-0000034

# EXHIBIT A

## LEGAL DESCRIPTION:

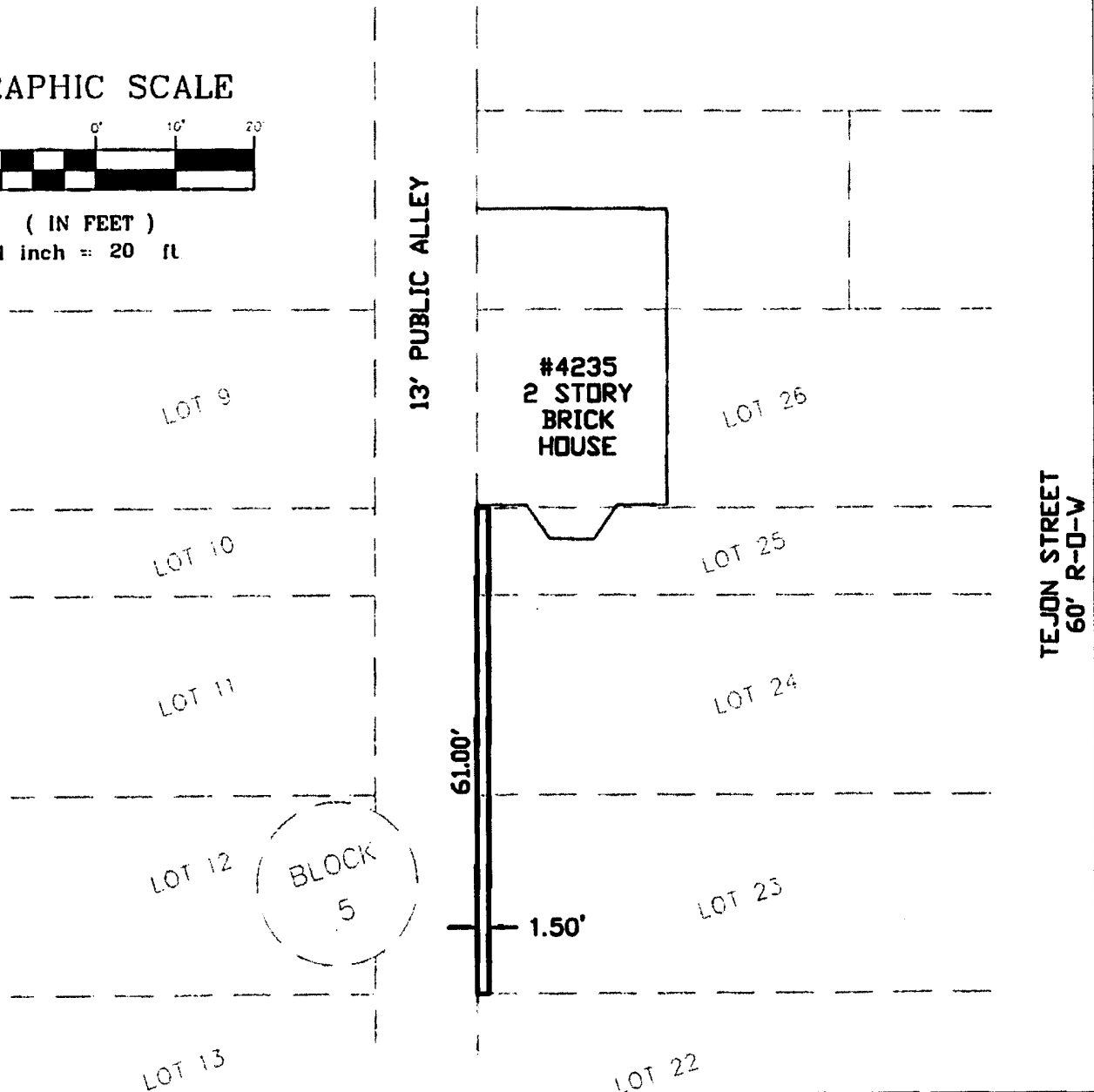
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CONTAINING AN AREA OF 0.002 ACRES, OR 91.5 SQUARE FEET, MORE OR LESS

## GRAPHIC SCALE



( IN FEET )

1 inch = 20 ft



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY  
AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION

PREPARED BY:  
BEAR CREEK LAND SURVEYING  
8801 WEST JEWELL PLACE  
LAKEWOOD, CO 80227  
PHONE #720-933-4791