



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: January 26, 2026
ROW #: 2025-DEDICATION-0000123 **SCHEDULE #:** Adjacent to 0505406021000

Signed by:

DF13EBC85E48471...

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as North Federal Boulevard, located near the intersection of North Federal Boulevard and West 12th 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 North Federal 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, “1100 N. Federal 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 North Federal Boulevard. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000123-001) HERE.

A map of the area to be dedicated is attached.

GB/DS/LRA

- cc: Dept. of Real Estate, RealEstate@denvergov.org
- City Councilperson, Jamie Torres District # 3
- Councilperson Aide, Daisy Rocha Vasquez
- Councilperson Aide, Angelina Gurule
- Councilperson Aide, Ayn Tougaard Slavis
- 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, Dana Sperling
- DOTI Ordinance
- Owner: City and County of Denver
- Project file folder 2025-DEDICATION-0000123

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: January 26, 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 North Federal Boulevard, located near the intersection of North Federal Boulevard and West 12th 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: 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:
 Proposing to scrape-off existing clinic and build a new clinic and parking structure at the Denver Health Westside Clinic location. The developer was asked to dedicate a parcel of land as North Federal Boulevard.

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

7. City Council District: Jamie 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> <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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

Project Title: 2025-DEDICATION-0000123

Description of Proposed Project: Proposing to scrape-off existing clinic and build a new clinic and parking structure at the Denver Health Westside Clinic location. The developer was asked to dedicate a parcel of land as North Federal 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 North Federal 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 North Federal Boulevard, as part of the development project called, "1100 N. Federal Blvd."

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

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

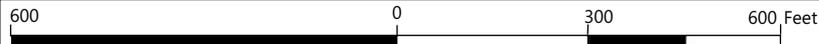


City and County of Denver



Legend

- Streets
- Alleys
- County Boundary
- Parcels



2024-PROJMSTR-0000466-ROW

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000123-001:

LEGAL DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 16TH DAY OF JANUARY, 2026, AT RECEPTION NUMBER 2026003566 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF W. 12TH AVE., VACATED BY ORDINANCE 31, SERIES 1941, ALSO BEING A PORTION OF BLOCK 4, WEST FAIRVIEW SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE 20' RANGE LINE LOCATED ON FEDERAL BLVD. MONUMENTED AT THE NORTH END AT THE INTERSECTION OF SAID FEDERAL BLVD. AND VACATED W. 12TH AVE., BY A FOUND ILLEGIBLE 3.25" BRASS CAP IN RANGE BOX, DOWN 0.6' AND MONUMENTED AT THE SOUTH END AT THE INTERSECTION OF SAID FEDERAL BLVD. AND VACATED W. 11TH AVE., BY A FOUND 3.25" ALUMINUM CAP IN RANGE BOX, DOWN 0.6', MARKED "RANGE POINT PLS 35586". SAID LINE ASSUMED TO BEAR S00°06'43"E.

COMMENCING AT SAID FOUND 3.25" ALUMINUM CAP IN RANGE BOX AT INTERSECTION OF SAID FEDERAL BLVD. AND VACATED W. 12TH AVE, THENCE S78°45'24"E, A DISTANCE OF 48.20 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AS PARCEL RW-38, CDOT PROJECT NO. NHPP 2873-172 AT RECEPTION NO. 2016052838, RECORDED ON 4/22/2016, IN THE CITY AND COUNTY OF DENVER CLERK & RECORDER'S OFFICE, ALSO BEING A POINT ON THE CENTER LINE OF SAID VACATED 12TH AVE, AND THE POINT OF BEGINNING;

THENCE, S89°50'49"E, ALONG SAID CENTERLINE OF VACATED W. 12TH AVE., A DISTANCE OF 6.25 FEET;

THENCE, S00°06'43"E, ALONG A LINE 53.50 FEET EASTERLY OF AND PARALLEL WITH THE 20' RANGE LINE IN FEDERAL BLVD, A DISTANCE OF 291.08 FEET TO SAID PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2016052838.

THENCE ALONG SAID PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2016052838 THE FOLLOWING THREE (3) COURSES:

1. N45°15'40"W, A DISTANCE OF 6.34 FEET;
2. N00°06'43"W, A DISTANCE OF 177.47 FEET;
3. ALONG A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°50'23", A RADIUS OF 3399.50 FEET, AN ARC LENGTH OF 109.19, THE CHORD WHICH BEARS N01°01'55"W, A DISTANCE OF 109.18 FEET AND THE POINT OF BEGINNING;

CONTAINING 1,362 SQUARE FEET OR 0.031 ACRES, MORE OR LESS.



01/16/2026 08:28 AM
City & County of Denver
Electronically Recorded

R \$0.00

D \$0.00

WD

After signing, return to:
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Division of Real Estate
Denver, Colorado 80202
Project Description: 2025-DEDICATION-0000123
Asset Mgmt No.: 26-006

No Fee

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 9th day of January, 2026, by **DENVER HEALTH AND HOSPITAL AUTHORITY**, a body corporate and political subdivision of the State of Colorado, whose address is 777 Bannock Street, Denver, CO 80204, 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.

HCL Engineering & Surveying, LLC
5975 S Quebec St, Suite 200
Centennial, CO 80111

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EXHIBIT A

“LAND DESCRIPTION”

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Page 2 of 3

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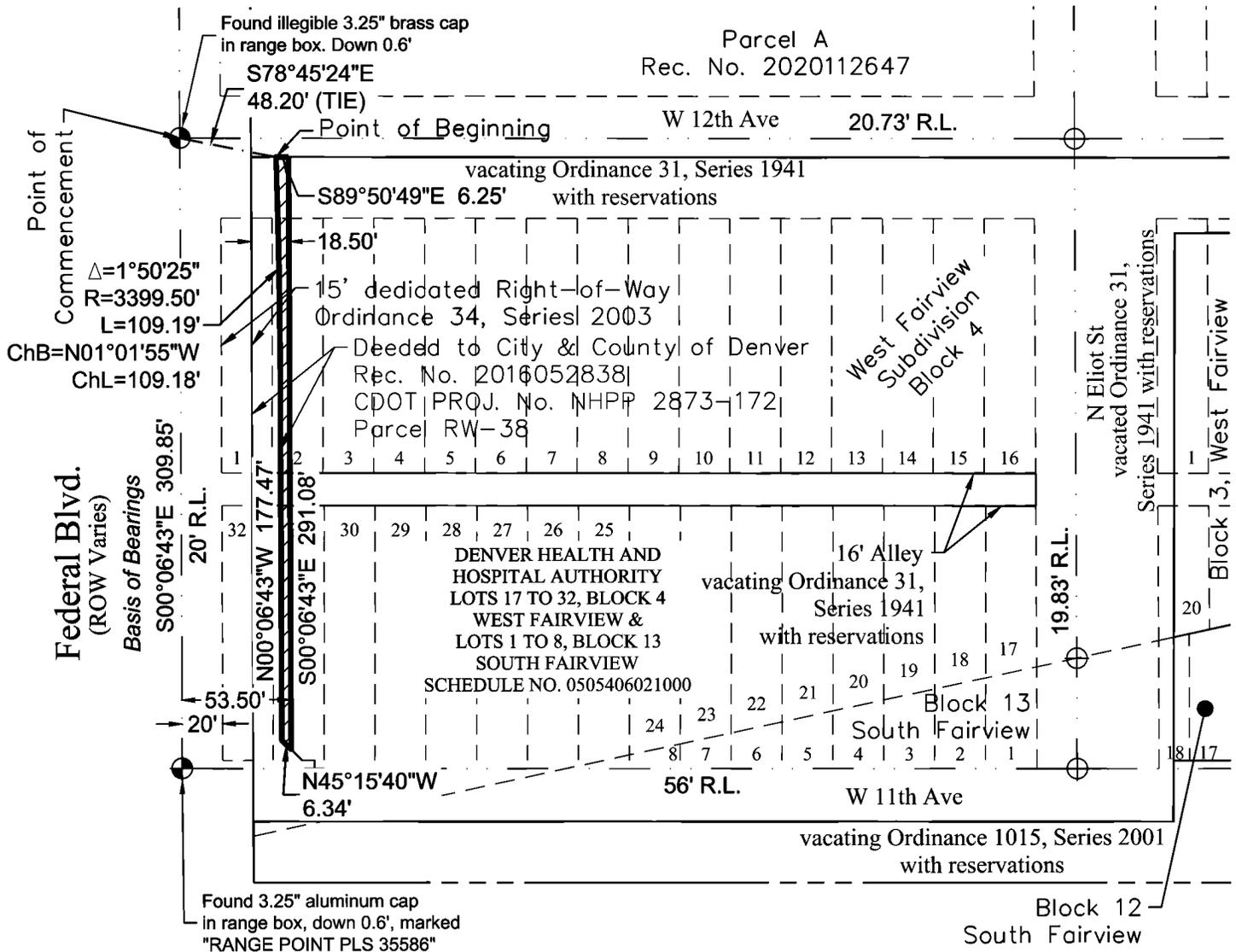
JON SPIRK,
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 38351, STATE OF COLORADO
FOR AND ON-BEHALF OF HCL ENGINEERING AND SURVEYING, LLC

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

West Fairview Subdivision, Located in the Northeast Quarter of Section 5,

Township 4 South, Range 68 West of the 6th Principal Meridian, 2024-PROJMSTR-0000466-ROW

City and County of Denver, State of Colorado



LEGEND

- Parcel line
- Ordinance
- Range Line
- Parcel Hatch
- Range Point Found
- Range Point Calculated

Note: This exhibit does not represent a monumented land survey, nor does it represent a title survey by this surveyor, it is intended only to depict the attached description.



HCL ENGINEERING & SURVEYING, L.L.C.
 5975 S. QUEBEC ST, SUITE 200
 CENTENNIAL, CO 80111
 PHONE: 303.773.1605
 FAX: 303.773.3297
 WWW.HCLENGINEERING.COM

EXHIBIT

DHHA Westside Clinic
 1100 N Federal Blvd
 Denver, CO 80204

Job Number:	230054	Drawn By:	DKD
Date:	10-09-2025	Checked By:	JNS

SHEET
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