



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

Signed by:

DF13EBC85E48471...

DATE: May 6, 2026

ROW #: 2025-DEDICATION-0000124 **SCHEDULE #:** Adjacent to 1) 0506621001000, and 2) 0506621001000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) West 8th Avenue, located at the intersection of West 8th Avenue and North Utica Street, and 2) North Utica Street located at the intersection of West 8th 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 1) West 8th Avenue, and 2) North Utica Street. 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, “775 N. Utica St.”

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 1) West 8th Avenue, and 2) North Utica Street. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000124-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/JL/BV

- 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
- Department of Law, Mar'quasa Maes
- DOTI Survey, Johanna Lee
- DOTI Ordinance
- MileHighOrdinance
- Owner: City and County of Denver
- Project file folder 2025-DEDICATION-0000124

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: May 6, 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 two City-owned parcels of land as Public Right-of-Way as 1) West 8th Avenue, located at the intersection of West 8th Avenue and North Utica Street, and 2) North Utica Street located at the intersection of West 8th 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:
Project proposes to demolish existing single family residence and build a new four-unit townhome. The developer was asked to dedicate two parcels of land as 1) West 8th Avenue, and 2) North Utica Street.

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> (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: _____



EXECUTIVE SUMMARY

Project Title: 2025-DEDICATION-0000124

Description of Proposed Project: Project proposes to demolish existing single family residence and build a new four-unit townhome. The developer was asked to dedicate two parcels of land as 1) West 8th Avenue, and 2) 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 1) West 8th Avenue, and 2) North Utica Street.

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

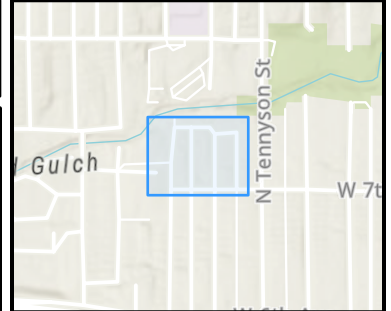
Will an easement be placed over a vacated area, and if so explain: N/A

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 1) West 8th Avenue, and 2) North Utica Street, as part of the development project called, "775 N. Utica St."

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

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Legend

- Denver Base Layers
- Streets
 - County Boundary
 - Parcels
 - Lots/Blocks

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, These are credits



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Map Generated: 05-05-2026

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000124-001:

LEGAL DESCRIPTION - STREET PARCEL NO. 1

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 29TH DAY OF APRIL, 2026, AT RECEPTION NUMBER 2026057154 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 THE SW 1/4 OF SECTION 6, T. 4 S., R. 68 W. OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO DESCRIBED AS FOLLOWS:

THE NORTH 2.00 FEET OF LOT 13 OF AMOS' SUBDIVISION.

CONTAINING 250 SQUARE FEET, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000124-002:

LEGAL DESCRIPTION - STREET PARCEL NO. 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 29TH DAY OF APRIL, 2026, AT RECEPTION NUMBER 2026057154 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 THE SW 1/4 OF SECTION 6, T. 4 S., R. 68 W. OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO DESCRIBED AS FOLLOWS:

THE EAST 4.00 FEET OF LOT 13. EXCEPTING THE NORTH 2.00 FEET THEREOF, OF AMOS' SUBDIVISION.

CONTAINING 196 SQUARE FEET, MORE OR LESS.



04/29/2026 11:37 AM
City & County of Denver
Electronically Recorded

R \$0.00

D \$0.00

WD

After signing, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202

No Fee

Project Description: 2025-Dedication-0000124
Asset Mgmt No.: 26-048

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 16th day of April, 2026, by **DEBRA SCHWARTZ**, an individual, whose address is 7230 S. Cook Circle, Centennial, CO 80122, 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:

DEBRA SCHWARTZ

By: Debra Schwartz

STATE OF Colorado)
COUNTY OF Arapahoe) ss.

The foregoing instrument was acknowledged before me this 16th day of April, 2026
by Debra Schwartz.

Witness my hand and official seal.

My commission expires: 10/16/2028

Rajani Karki
Notary Public

RAJANI KARKI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204036308
MY COMMISSION EXPIRES OCTOBER 16, 2028

EXHIBIT A
LEGAL DESCRIPTION
Sheet 1 of 2

2024-PM-0000436-ROW

PARCEL 1

A parcel of land being a portion of the SW 1/4 of Section 6, T. 4 S., R. 68 W. of the 6th P.M., City and County of Denver, State of Colorado described as follows:

The North 2.00 Feet of Lot 13 of Amos' Subdivision.

Containing 250 square feet, more or less.

PARCEL 2

A parcel of land being a portion of the SW 1/4 of Section 6, T. 4 S., R. 68 W. of the 6th P.M., City and County of Denver, State of Colorado described as follows:

The East 4.00 Feet of Lot 13. Excepting the North 2.00 feet thereof, of Amos' Subdivision.

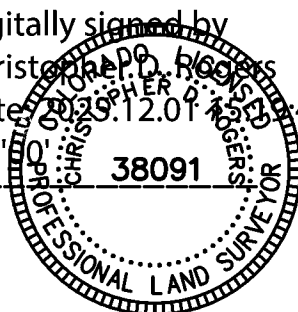
Containing 196 square feet, more or less.

The above description was prepared by me, or under my direct supervision, on the 7th Day of July and and again on the 19th Day of September, 2025.

**Christopher
D. Rogers**

Christopher D. Rogers,
PLS 38091

Digitally signed by
Christopher D. Rogers
Date: 2025.12.01 15:13:42
-07'00'00" 38091

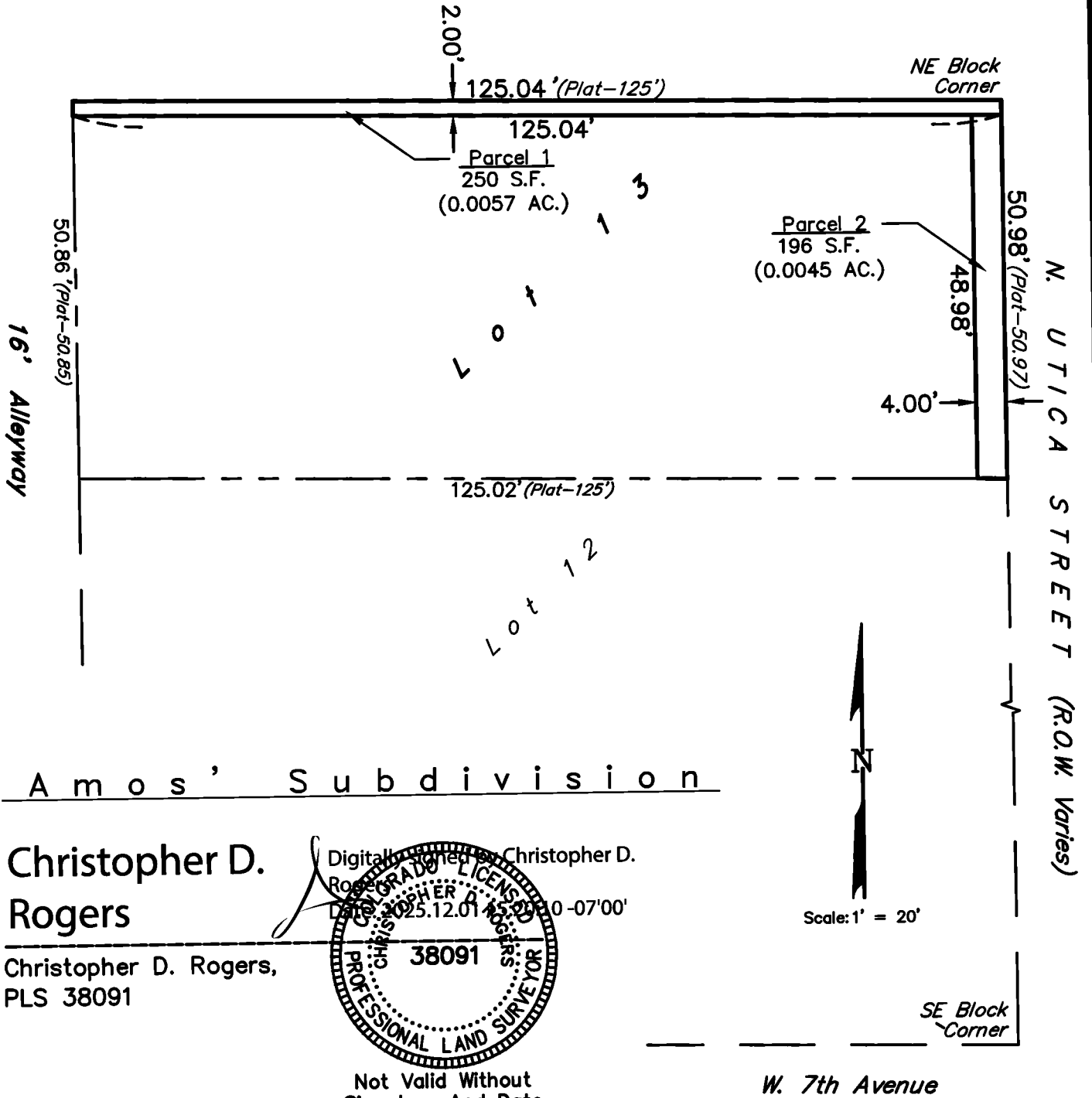


Not Valid Without
Signature And Date

2024-PM-0000436-ROW

EXHIBIT A
ILLUSTRATION

WEST 8TH AVENUE (50' R.O.W.)

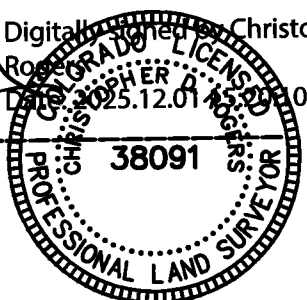


Amos' Subdivision

Christopher D.
Rogers

Digital Signature of Christopher D. Rogers
Date: 2025.12.01 10:07:00

Christopher D. Rogers,
PLS 38091



Scale: 1' = 20'

Not Valid Without
Signature And Date

W. 7th Avenue

NOTE: This drawing is an exhibit representing the land description on Sheet 1 of 2. It is not to be construed as an actual survey of the parcel described.