




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: November 13, 2025

ROW #: 2025-DEDICATION-0000170 **SCHEDULE #:** 0230107031000

Signed by:

DF13EBC85E48471...

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 Stuart 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, due to a clearance and release.

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 existing City owned land for Public Right-of-Way purposes as West 38th Avenue. The land is described as follows:

INSERT PARCEL DESCRIPTION ROW (2025-DEDICATION-0000170-001) HERE.

A map of the area to be dedicated is attached.

GB/TS/BV

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson Amanda Sandoval
Council Aide Gina Volpe
Council Aide Melissa Horn
Council 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, Martin Plate
Department of Law, Brad Beck
Department of Law, Katherine Ehlers
Department of Law, Janet Valdez
DOTI Survey, Thomas Savich
DOTI Ordinance
Project file folder 2025-DEDICATION-0000170

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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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 questionsPlease mark one: ☐ Bill Request or ☒ Resolution RequestDate of Request: November 13, 2025Please 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 Stuart 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:
Due to a clearance and release, a parcel is being dedicated 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: _____



Project Title: 2025-DEDICATION-0000170

Description of Proposed Project: Due to a clearance and release, a parcel is being dedicated as West 38th Avenue.

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.

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave | Denver, CO 80215
www.denvergov.org/dot
Phone: 720-865-3002

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City and County of Denver



Legend

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

289 0 144.5 289 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:2,257

Map Generated 11/13/2025

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THIS IS NOT A LEGAL DOCUMENT.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000170-001:

LAND DESCRIPTION – WEST 38TH AVENUE STREET PARCEL:

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING A PORTION OF THAT PARCEL CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED OCTOBER 10, 1956 AT BOOK 7947, PAGE 21 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

THE NORTH 15.00 FEET OF LOT 1, BLOCK 2, WILLARD PLACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

201 10 1356

Recorded at _____ o'clock _____ M.

76193

Reception No. _____

Recorder. 7947 21

309

THIS DEED. Made this 9TH day of OCTOBER in the year of our Lord,
one thousand nine hundred and FIFTY-SIX between

NICOLL, INC.,

a corporation duly organized and existing under and by virtue of the laws of the State of COLORADO
of the first part, and CITY AND COUNTY OF DENVER, A MUNICIPAL CORPORATION

a corporation duly organized and existing under and by virtue of the laws of the State of COLORADO
of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN (\$10.00)
DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS

to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby
confessed and acknowledged, hath granted, bargained, sold and conveyed, and by these presents does grant, bargain,
sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all the following
described parcel of land, situate, lying and being in the CITY & County of DENVER
and State of Colorado, to-wit:



LOT ONE (1) AND THE NORTH SEVENTEEN (17) FEET OF LOT
Two (2), BLOCK Two (2), WILLARD PLACE, TOGETHER WITH
ALL IMPROVEMENTS SITUATE THEREON, KNOWN AS AND
NUMBERED 3790 STUART STREET



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
the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or
equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto the
said party of the second part, its successors and assigns forever. And the said

party of the first part, for itself, its successors and assigns, doth covenant, grant, bargain and agree to and with the
said party of the second part, its successors and assigns, that at the time of the ensailing and delivery of these pres-
ents it is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of
inheritance, in law, in fee simple, and hath good right, full power and lawful authority to grant, bargain, sell and
convey the same in manner and form aforesaid, and that the same are free and clear from all former and other
grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever;

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its suc-
cessors and assigns against all and every person or persons lawfully claiming or to claim the whole or any part
thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part hath caused its corporate name to be hereunto sub-
scribed by its president, and its corporate seal to be hereunto affixed, attested by its
secretary, the day and year first above written.

Attest:

NICOLL, INC.,

By _____ President.

Secretary.

STATE OF COLORADO,

CITY AND County of DENVER

The foregoing instrument was acknowledged before me this 9TH day of OCTOBER

1956, by WILLARD NICOLL
RAYMOND NICOLL

President and
Secretary of

NICOLL, INC.,

a corporation.

My notarial commission expires

Witness my hand and official seal.

Notary Public.

As to Form

APPROVED FOR RECORDING
LAND OFFICE