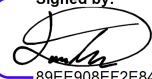




REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

FROM: Darion T. Mayhorn, DOTI, Interim Director, Right-of-Way Services

Signed by:

89EE908EF2E84D2...

DATE: July 9, 2026

ROW #: 2026-DEDICATION-0000049 **SCHEDULE #:** 1) 0505400036000, 2) A portion of 0505400038000, 3) A portion of 0505401068000, 4) 0505400029000, and 5) 0505400030000

TITLE: This request is to dedicate five City-owned parcels of land as Public Right-of-Way as 1) North Bryant Street, located at the intersection of West 11th Avenue and North Bryant Street, 2) North Bryant Street, located at the intersection of West 9th Avenue and North Bryant Street, 3) North Bryant Street, located at the intersection of West 13th Avenue and North Bryant Street, 4) North Bryant Street, located at the intersection of West Holden Place and North Bryant Street, and 5) North Bryant Street, located at the intersection of West Holden Place and North Bryant 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) North Bryant Street, 2) North Bryant Street, 3) North Bryant Street, 4) North Bryant Street, and 5) North Bryant 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, "Sun Valley Plan – Bryant."

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) North Bryant Street, 2) North Bryant Street, 3) North Bryant Street, 4) North Bryant Street, and 5) North Bryant Street. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2026-DEDICATION-0000049-001, 002, 003, 004, 005) HERE.

A map of the area to be dedicated is attached.

DTM/DS/DG

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave., Dept. 506 | Denver, CO 80202
www.denvergov.org/doti
Phone: 720-865-3002

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



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, Interim 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, Dana Sperling
DOTI Ordinance
MileHighOrdinance
Owner: City and County of Denver
Project file folder 2026-DEDICATION-0000049

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave., Dept. 506 | Denver, CO 80202
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 questions

Date of Request: July 9, 2026

1. Please mark one: ☐ Bill Request or ☒ Resolution Request
2. Does this request directly impact property within .5 miles of the South Platte River (Check map [HERE](#)) ☒ Yes ☐ No
3. Does this item fall under XO 66 (Prop 123) requiring it to skip Mayor-Council ☐ Yes ☒ No
4. Do you need to request a Waiver Request for this item ☐ Yes ☒ No

5. Type of Request:

- ☐ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment
- ☒ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change ☐ Other:

6. **Title:** Dedicate five City-owned parcels of land as Public Right-of-Way as 1) North Bryant Street, located at the intersection of West 11th Avenue and North Bryant Street, 2) North Bryant Street, located at the intersection of West 9th Avenue and North Bryant Street, 3) North Bryant Street, located at the intersection of West 13th Avenue and North Bryant Street, 4) North Bryant Street, located at the intersection of West Holden Place and North Bryant Street, and 5) North Bryant Street, located at the intersection of West Holden Place and North Bryant Street.

7. **Requesting Agency:** DOTI, Right-of-Way Services

8. **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: Dalila.Gutierrez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

9. **General description or background. Attach executive summary if more space needed:**

The Sun Valley Redevelopment Project and per Sun Valley Homes third filing tract D & a portion of tract F. The developer was asked to dedicate five parcels of land as 1) North Bryant Street, 2) North Bryant Street, 3) North Bryant Street, 4) North Bryant Street, and 5) North Bryant Street.

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

11. **City Council District:** Jamie Torres, District #3

****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 dba):

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: 2026-DEDICATION-0000049

Description of Proposed Project: The Sun Valley Redevelopment Project and per Sun Valley Homes third filing tract D & a portion of tract F. The developer was asked to dedicate five parcels of land as 1) North Bryant Street, 2) North Bryant Street, 3) North Bryant Street, 4) North Bryant Street, and 5) North Bryant 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) North Bryant Street, 2) North Bryant Street, 3) North Bryant Street, 4) North Bryant Street, and 5) North Bryant 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

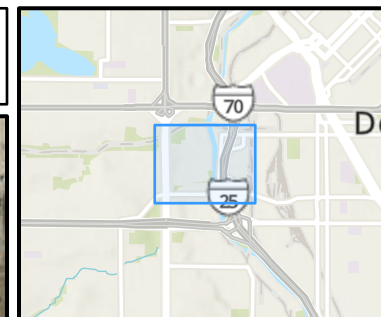
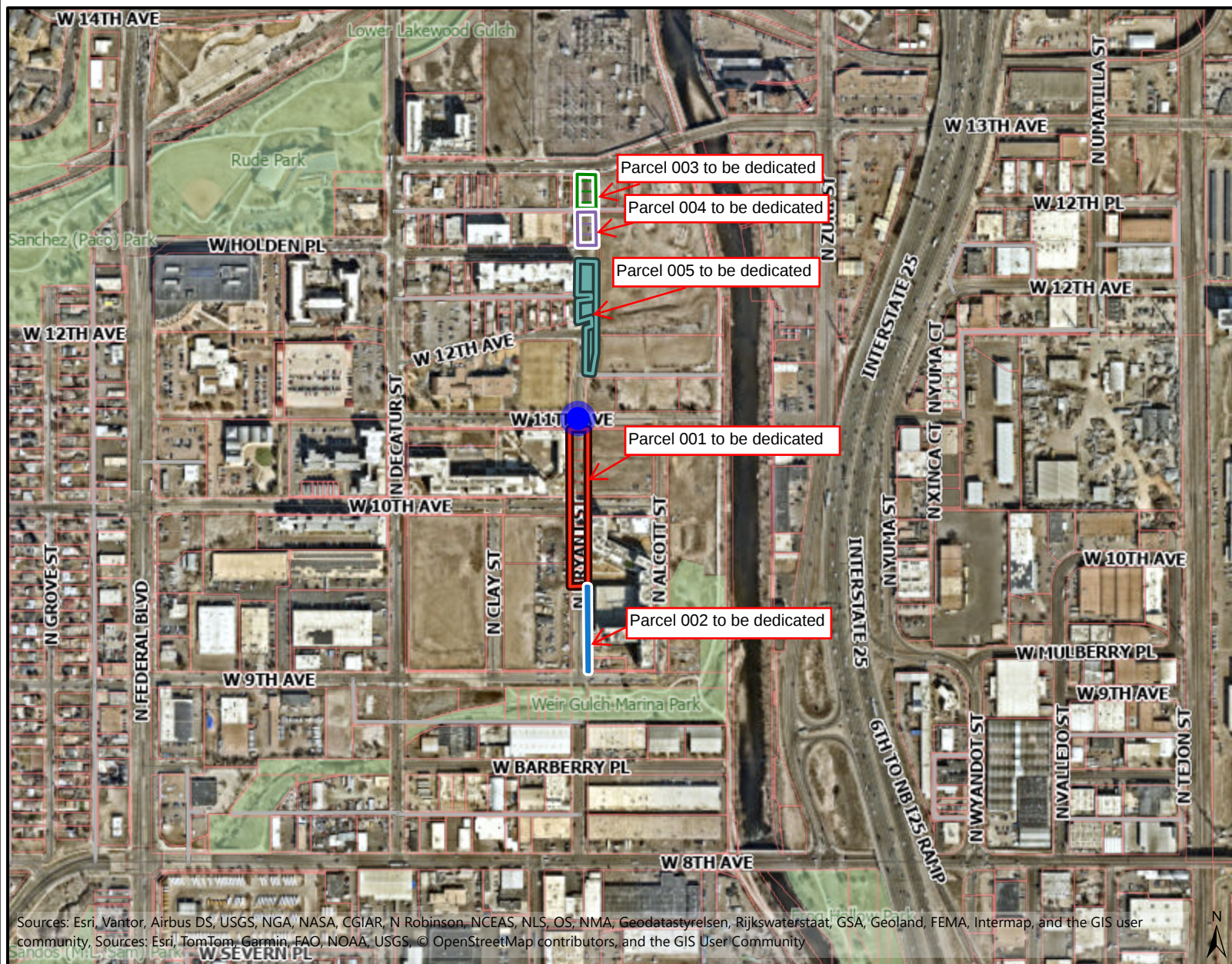
Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) North Bryant Street, 2) North Bryant Street, 3) North Bryant Street, 4) North Bryant Street, and 5) North Bryant Street, as part of the development project called, "Sun Valley Plan - Bryant."

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave., Dept. 506 | Denver, CO 80202
www.denvergov.org/dot
Phone: 720-865-3002

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North Bryant Street



Legend

Denver Base Layers

- Streets
- Alleys
- County Boundary
- Parcels

Notes

Map Generated: 07-01-2026

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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.

2019-PROJMSTR-0000673-ROW-005

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000049-001:

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 4TH DAY OF JUNE, 2026, AT RECEPTION NUMBER 2026070444 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 SUN VALLEY HOMES THIRD FILING, RECORDED OCTOBER 31, 2022 AT RECEPTION NO. 2022136390, IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT D

SUN VALLEY HOMES THIRD FILING

CONTAINING 38,544 SQUARE FEET OR 0.88 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000049-002:

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 4TH DAY OF JUNE, 2026, AT RECEPTION NUMBER 2026070444 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING THAT PORTION OF TRACT F OF SUN VALLEY HOMES THIRD FILING, RECORDED OCTOBER 31, 2022 AT RECEPTION NO. 2022136390, IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, LYING ALONG THE EAST LINE OF NORTH BRYANT STREET, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT AT THE INTERSECTION OF NORTH ALCOTT STREET AND WEST 9TH AVENUE FROM WHENCE THE RANGE POINT EAST OF WEST ALCOTT STREET AT THE SOUTH PLATTE RIVER BEARS NORTH 89°43'30" EAST A DISTANCE OF 255.12 FEET AND UPON WHICH THESE BEARINGS ARE BASED;

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THENCE NORTH 45°24'57" WEST A DISTANCE OF 28.35 FEET TO THE SOUTHEAST CORNER OF SAID TRACT F;

THENCE SOUTH 89°43'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST 9TH AVENUE, A DISTANCE OF 247.00 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 89°43'30" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 6.29 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH BRYANT STREET;

THENCE NORTH 00°33'30" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH BRYANT STREET, A DISTANCE OF 326.19 FEET TO THE NORTHWEST CORNER OF SAID TRACT F;

THENCE NORTH 89°43'47" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 6.30 FEET TO THE NORTHEAST CORNER OF SAID TRACT F;

THENCE SOUTH 00°33'24" EAST, ALONG THE EAST LINE AND SOUTHERLY EXTENSION OF SAID TRACT F, A DISTANCE OF 326.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,053 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000049-003:

LEGAL DESCRIPTION - STREET PARCEL NO. 3

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF JUNE, 2026, AT RECEPTION NUMBER 2026070444 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 LOTS 8-10, BLOCK 5 OF FAIRVIEW, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT AT THE INTERSECTION OF WEST 13TH AVENUE AND DECATUR STREET;

THENCE SOUTH 55°17'41" EAST A DISTANCE OF 69.18 FEET TO THE NORTHWEST CORNER OF LOT 36, BLOCK 5 OF FAIRVIEW;

THENCE NORTH 89°22'55" EAST, ALONG THE NORTH LINES OF LOTS 10-36, A DISTANCE OF 50.38 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°22'55" EAST, CONTINUING ALONG SAID NORTH LINES OF LOTS 8-10, A DISTANCE OF 66.00 FEET TO A POINT;

THENCE SOUTH 00°37'23" EAST A DISTANCE OF 124.93 FEET TO A POINT ON THE SOUTH LINE

2019-PROJMSTR-0000673-ROW-005

OF SAID LOT 8;

THENCE SOUTH 89°22'37" WEST, ALONG THE SOUTH LINES OF SAID LOTS 8-10, A DISTANCE OF 66.00 FEET;

THENCE NORTH 00°37'23" WEST, DEPARTING SAID SOUTH LOT LINES, A DISTANCE OF 124.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,246 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE TWENTY FOOT (20') RANGE LINE OF WEST 13TH AVENUE SOUTH OF BLOCK 4 OF FAIRVIEW AS MONUMENTED BY A 2" ALUMINUM CAP STAMPED LS 24942 IN A RANGE BOX AT THE WEST END OF 13TH AVENUE AND BY A 3-1/4" ALUMINUM CAP STAMPED LS 38026 IN A RANGE BOX TO THE EAST ON WEST 13TH AVENUE AND BEARS NORTH 89°22'55" EAST.

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000049-004:

LEGAL DESCRIPTION - STREET PARCEL NO. 4

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF JUNE, 2026, AT RECEPTION NUMBER 2026070444 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 LOTS 63-65, BLOCK 5 OF FAIRVIEW, AND A PORTION OF THAT PARCEL OF LAND DESCRIBED IN THE QUITCLAIM DEED RECORDED OCTOBER 20, 2020 AT RECEPTION NO. 2020172093 IN THE RECORDS OF THE CLERK & RECORDER'S OFFICE OF THE CITY & COUNTY OF DENVER, COLORADO, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT AT THE INTERSECTION OF WEST HOLDEN PLACE AND DECATUR STREET;

THENCE NORTH 69°50'16" EAST A DISTANCE OF 59.82 FEET TO THE SOUTHWEST CORNER OF LOT 37, BLOCK 5 OF FAIRVIEW;

THENCE NORTH 89°22'10" EAST, ALONG THE SOUTH LINES OF LOTS 37-63, BLOCK 5 OF FAIRVIEW, A DISTANCE 652.16 FEET TO A POINT 2 FEET EAST OF THE WEST LINE OF SAID LOT 63 AND THE POINT OF BEGINNING;

THENCE NORTH 00°32'23" WEST, DEPARTING SAID SOUTH LINE OF LOT 63 AND 2 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 63, A DISTANCE 125.01 FEET TO A POINT ON

2019-PROJMSTR-0000673-ROW-005

THE NORTH LINE OF SAID LOT 63, BLOCK 5 OF FAIRVIEW;
THENCE NORTH 89°22'37" EAST, DEPARTING SAID 2 FOOT PARALLEL LINE AND ALONG THE
NORTH LINES OF SAID LOTS 63-65, BLOCK 5 OF FAIRVIEW, A DISTANCE OF 64.42 FEET;
THENCE SOUTH 00°37'23" EAST, DEPARTING SAID NORTH LINES, A DISTANCE OF 125.00 FEET TO
A POINT ON SOUTH LINE OF SAID LOT 65, BLOCK 5 OF FAIRVIEW;
THENCE SOUTH 89°22'10" WEST, ALONG THE SOUTH LINES OF SAID LOTS 63-65, BLOCK 5 OF
FAIRVIEW, A DISTANCE OF 64.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,064 SQUARE FEET OR 0.18 ACRES, MORE OR LESS.

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE RANGE LINE WEST
OF BLOCK 5, FAIRVIEW, IN DECATUR STREET BETWEEN 13TH AVE AND HOLDEN PLACE, AS
MONUMENTED BY 2" ALUMINUM CAP IN RANGE BOX STAMPED LS 24942 AT THE NORTH END
AND BY AN AXLE IN RANGE BOX ON THE SOUTH END, AND BEARS SOUTH 00°34'00" EAST.

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000049-005:

LEGAL DESCRIPTION - STREET PARCEL NO. 5

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF
DENVER, RECORDED ON THE 4TH DAY OF JUNE, 2026, AT RECEPTION NUMBER 2026070444 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 THAT PARCEL OF LAND DESCRIBED IN THE QUITCLAIM
DEED RECORDED OCTOBER 20, 2020 AT RECEPTION NO. 2020172093, AND A PORTION OF THAT
PARCEL OF LAND DESCRIBED IN BOOK 864 AT PAGE 228 RECORDED APRIL 16, 1974 IN THE
RECORDS OF THE CLERK & RECORDER'S OFFICE OF THE CITY & COUNTY OF DENVER,
COLORADO, A PORTION OF LOT 5 AND LOTS 6, 7, 60 AND 61, BLOCK 6 OF FAIRVIEW, LOT 24 AND
A PORTION OF LOT 23, BLOCK 1 OF SOUTH FAIRVIEW, A PORTION OF VACATED W. 12TH AVE.
BETWEEN BLOCKS 1 AND 2 OF SOUTH FAIRVIEW AND A PORTION OF LOT 23 AND LOT 24, BLOCK
2 OF SOUTH FAIRVIEW, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP
4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER,
STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT AT THE INTERSECTION OF WEST HOLDEN PLACE AND
DECATUR STREET;
THENCE SOUTH 55°32'23" EAST A DISTANCE OF 69.58 FEET TO THE NORTHWEST CORNER OF
SAID LOT 33, BLOCK 6 OF FAIRVIEW;
THENCE NORTH 89°22'10" EAST, ALONG THE NORTH LINES OF LOTS 7-33, BLOCK 6 OF FAIRVIEW,

2019-PROJMSTR-0000673-ROW-005

A DISTANCE OF 650.21 FEET TO A POINT ON THE NORTH LINE 0.05 FEET EAST OF THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2020172093 AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTH, EAST, SOUTH AND WEST LINES OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2020172093 THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 89°22'10" EAST, CONTINUING ALONG SAID LINE, A DISTANCE OF 66.00 FEET TO A POINT;
2. SOUTH 00°37'23" EAST A DISTANCE OF 314.84 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°14'14", A RADIUS OF 403.00 FEET AND AN ARC LENGTH OF 107.17 FEET (CHORD BEARS SOUTH 06°59'44" WEST, 106.86 FEET) TO A POINT;
4. SOUTH 89°43'36" WEST A DISTANCE OF 24.52 FEET TO A POINT;
5. NORTH 00°33'24" WEST A DISTANCE OF 173.51 FEET TO A POINT;
6. NORTH 77°32'22" EAST A DISTANCE OF 24.73 FEET TO A POINT;
7. NORTH 00°40'20" WEST A DISTANCE OF 30.65 FEET TO A POINT;
8. SOUTH 77°32'22" WEST A DISTANCE OF 52.81 FEET TO A POINT ON THE SOUTH

LINE OF LOT 60, BLOCK 6 OF FAIRVIEW 0.69 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 60;

THENCE NORTH 00°37'23" WEST, DEPARTING SAID SOUTH LINE OF LOT 60, A DISTANCE OF 81.21 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 60;

THENCE NORTH 89°22'10" EAST, ALONG THE NORTH LINES OF LOTS 60-61, BLOCK 6, A DISTANCE OF 51.63 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID LOT 61, BLOCK 6 OF FAIRVIEW;

THENCE NORTH 00°40'20" WEST, DEPARTING SAID NORTHEAST CORNER OF LOT 61, A DISTANCE OF 16.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 6 OF FAIRVIEW;

THENCE SOUTH 89°22'10" WEST, ALONG THE SOUTH LINES OF LOTS 5-7, A DISTANCE OF 51.61 FEET TO A POINT 0.58 FEET EAST OF THE SOUTHWEST CORNER OF LOT 7, BLOCK 6 OF FAIRVIEW;

THENCE NORTH 00°37'23" WEST, DEPARTING THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 20,180 SQUARE FEET OR 0.46 ACRES, MORE OR LESS.

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE RANGE LINE WEST OF BLOCK 5, FAIRVIEW, IN DECATUR STREET BETWEEN 13TH AVE. AND HOLDEN PLACE, AS MONUMENTED BY A 2" ALUMINUM CAP IN RANGE BOX STAMPED LS 24942 AT THE NORTH END AND BY AN AXLE IN RANGE BOX ON THE SOUTH END, AND BEARS SOUTH 00°34'00" EAST.

06/04/2026 11:58 AM

R \$0.00

D \$0.00

City & County of Denver

WD

Electronically Recorded

No Fee

Return to:
Division of Real Estate
Attn: Katherine Rinehart
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: 2026-Dedication-0000049
Asset Mgmt No.: 26-065

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 3 day of June, 2026, by **DENVER HOUSING LLC**, a Colorado limited liability company, having a principal address of 1035 Osage 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.

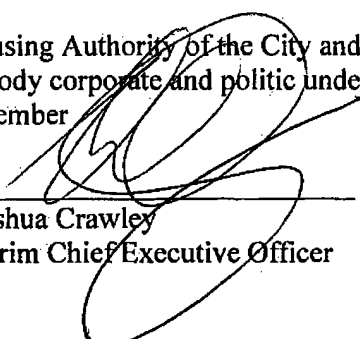
DocuSign Envelope ID: E1DDE88F-14F9-8334-8318-36280DAF393C

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

ATTEST:

DENVER HOUSING LLC,
a Colorado limited liability company

By: Housing Authority of the City and County of Denver, Colorado,
a public body corporate and politic under the laws of the State of Colorado,
its sole member

By: 
Name: Joshua Crawley
Title: Interim Chief Executive Officer

The foregoing instrument was acknowledged before me this 3 day of June,
2026 by Joshua Crawley as Interim Chief Executive Officer of Housing Authority of the City
and County of Denver, Colorado as the sole member of Denver Housing LLC, a Colorado
limited liability company.



NICOLA KARASIK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214044409
MY COMMISSION EXPIRES NOVEMBER 10, 2029

DocuSign Envelope ID: E1DDE88F-14F9-8334-8318-36280DAF393C

EXHIBIT A
LEGAL DESCRIPTION
PAGE 1 OF 3

2019-PROJMSTR-0000673-ROW-005.1

LAND DESCRIPTION

PARCEL 1:

A PARCEL OF LAND BEING A PORTION OF SUN VALLEY HOMES THIRD FILING, RECORDED OCTOBER 31, 2022 AT RECEPTION NO. 2022136390, IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT D

SUN VALLEY HOMES THIRD FILING
CONTAINING 38,544 SQUARE FEET OR 0.88 ACRES, MORE OR LESS.

TOGETHER WITH PARCEL 2:

A PARCEL OF LAND BEING THAT PORTION OF TRACT F OF SUN VALLEY HOMES THIRD FILING, RECORDED OCTOBER 31, 2022 AT RECEPTION NO. 2022136390, IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, LYING ALONG THE EAST LINE OF NORTH BRYANT STREET, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT AT THE INTERSECTION OF NORTH ALCOTT STREET AND WEST 9TH AVENUE FROM WHENCE THE RANGE POINT EAST OF WEST ALCOTT STREET AT THE SOUTH PLATTE RIVER BEARS NORTH 89°43'30" EAST A DISTANCE OF 255.12 FEET AND UPON WHICH THESE BEARINGS ARE BASED;

THENCE NORTH 45°24'57" WEST A DISTANCE OF 28.35 FEET TO THE SOUTHEAST CORNER OF SAID TRACT F;
THENCE SOUTH 89°43'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST 9TH AVENUE, A DISTANCE OF 247.00 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 89°43'30" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 6.29 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH BRYANT STREET;

THENCE NORTH 00°33'30" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH BRYANT STREET, A DISTANCE OF 326.19 FEET TO THE NORTHWEST CORNER OF SAID TRACT F;

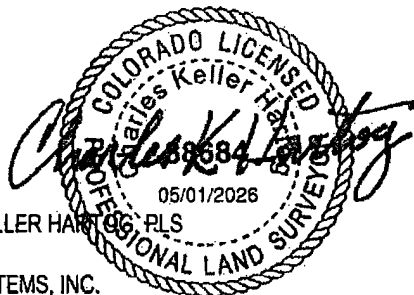
THENCE NORTH 89°43'47" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 6.30 FEET TO THE NORTHEAST CORNER OF SAID TRACT F;

THENCE SOUTH 00°33'24" EAST, ALONG THE EAST LINE AND SOUTHERLY EXTENSION OF SAID TRACT F, A DISTANCE OF 326.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,053 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

CONTAINING A TOTAL OF 40,596 SQUARE FEET OR 0.93 ACRES, MORE OR LESS

PREPARED BY: CHARLES KELLER HARTOG PLS
ON BEHALF OF: SURVEY SYSTEMS, INC.
P.O. BOX 2168
EVERGREEN, CO 80437
(303)679-8122



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE 05/01/2026 BY 60322 BMS

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF SURVEY SYSTEMS INC.

ISSUE DATE: 5/1/2026	
DATE	REVISION COMMENTS

EXHIBIT A
N. BRYANT ST.

SURVEY SYSTEMS

A Professional Land Surveying Company

P.O. Box 2168 - Evergreen, CO 80437 Tel: 303.679.8122 - Fax: 303.679.8123

Info@SurveySystems.net www.SurveySystemsInc.com



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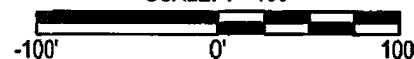
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DRAWN BY: WW
JOB #: 2018-238-01-001
CLIENT CODE: DHOC30

SHEET NO.

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1 OF 3

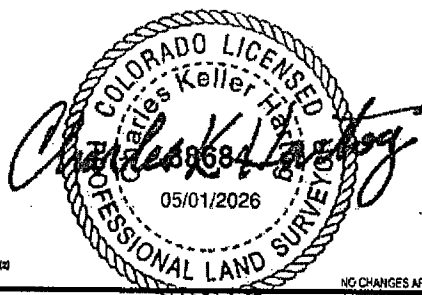
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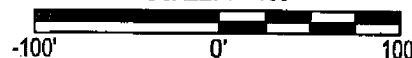
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SCALE: 1"=100'



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~~FLIGHT 86-01-01-01 CHICKENHEADS AT BENT WINGERS, SUN VALLEY FLIGHT JAM WATCHING LARRY G. DRYANT (2)~~

ISSUE DATE: 5/1/2026

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JOB #: 2018-238-01-031
CLIENT CODE: DHOC30

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EXHIBIT A

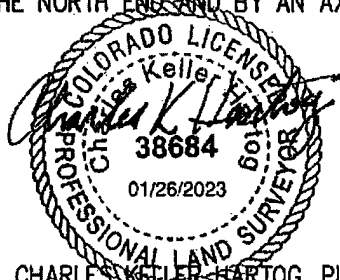
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LAND DESCRIPTION (CONTINUED)

8. SOUTH 77°32'22" WEST A DISTANCE OF 52.81 FEET TO A POINT ON THE SOUTH LINE OF LOT 60, BLOCK 6 OF FAIRVIEW 0.69 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 60;
THENCE NORTH 00°37'23" WEST, DEPARTING SAID SOUTH LINE OF LOT 60, A DISTANCE OF 81.21 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 60;
THENCE NORTH 89°22'10" EAST, ALONG THE NORTH LINES OF LOTS 60-61, BLOCK 6, A DISTANCE OF 51.63 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID LOT 61, BLOCK 6 OF FAIRVIEW;
THENCE NORTH 00°40'20" WEST, DEPARTING SAID NORTHEAST CORNER OF LOT 61, A DISTANCE OF 16.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 6 OF FAIRVIEW;
THENCE SOUTH 89°22'10" WEST, ALONG THE SOUTH LINES OF LOTS 5-7, A DISTANCE OF 51.61 FEET TO A POINT 0.58 FEET EAST OF THE THE SOUTHWEST CORNER OF LOT 7, BLOCK 6 OF FAIRVIEW;
THENCE NORTH 00°37'23" WEST, DEPARTING THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 20,180 SQUARE FEET OR 0.46 ACRES, MORE OR LESS.

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE RANGE LINE WEST OF BLOCK 5, FAIRVIEW, IN DECATUR STREET BETWEEN 13TH AVE. AND HOLDEN PLACE, AS MONUMENTED BY A 2" ALUMINUM CAP IN RANGE BOX STAMPED LS 24942 AT THE NORTH END AND BY AN AXLE IN RANGE BOX ON THE SOUTH END, AND BEARS SOUTH 00°34'00" EAST.



PREPARED BY: CHARLES KELLER, PLS
PLS 38684
ON BEHALF OF: SURVEY SYSTEMS, INC.
P.O. BOX 2168
EVERGREEN, CO 80437
(303)679-8122

REVISIONS: 01/26/2023 - CHANGED FROM 0.46 ACRES TO 0.46 ACRES, MORE OR LESS. LARS: PLS 38684

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ISSUE DATE: 1/26/2023	
DATE	REVISION COMMENTS

EXHIBIT A
BRYANT STREET
PARCEL 3

SURVEY SYSTEMS

A Professional Land Surveying Company

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JOB #: 2018-238-01-031
CLIENT CODE: CHOC30

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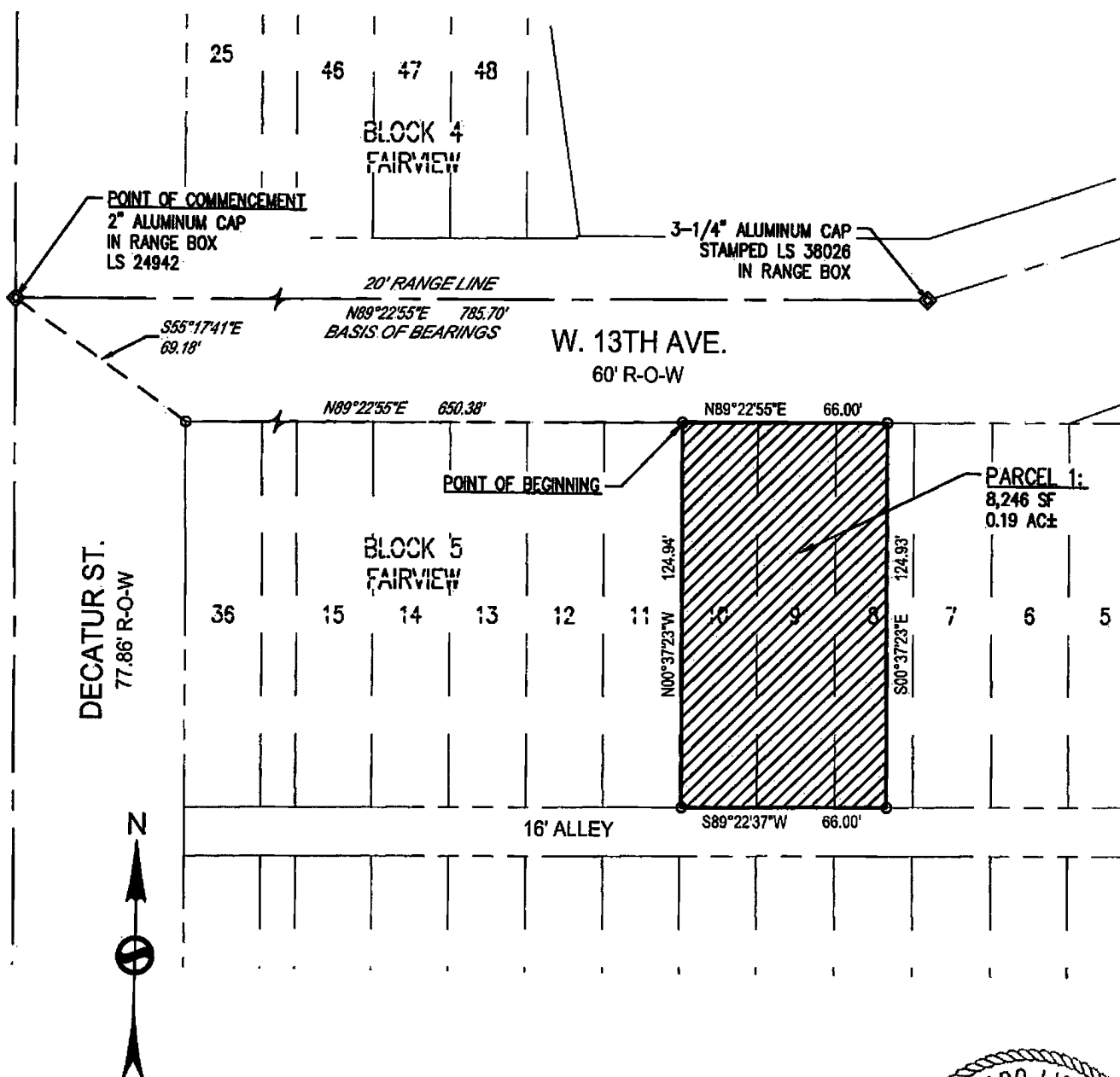
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EXHIBIT A

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NOTE:
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED
LAND SURVEY. IT IS INTENDED TO DEPICT ONLY THE
ATTACHED LEGAL DESCRIPTION.

ALPINE SURV-00-01-001 SURVEYING, INC. 10000 E. 10TH AVE. SUITE 100 DENVER, CO 80231
PHONE: 303.759.8122 FAX: 303.759.8123

ISSUE DATE: 1/26/2023

DATE	REVISION COMMENTS

EXHIBIT A
BRYANT STREET
PARCEL 1

SURVEY SYSTEMS

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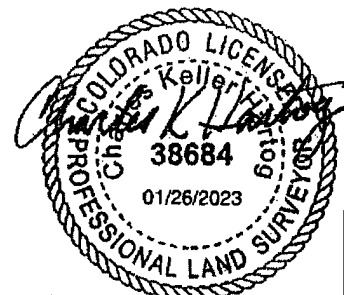
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DRAWN BY: CH
JOB #: 2016-238-01-031
CLIENT CODE: DHOC30

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EXHIBIT A

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