



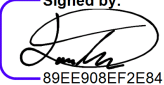
REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

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

DATE: July 28, 2026

ROW #: 2025-DEDICATION-0000174 **SCHEDULE #:** Adjacent to 1) 0501634044000 and 2) 0501634044000

Signed by:

89EE908EF2E84D2...

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) North Josephine Street, located near the intersection of North Josephine Street and East 6th Avenue, and 2) North Josephine Street, located near the intersection of North Josephine Street and East 6th 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 1) North Josephine Street, and 2) North Josephine 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, "555 N. Josephine 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) North Josephine Street, and 2) North Josephine Street. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000174-001, 002) HERE.

A map of the area to be dedicated is attached.

DTM/TB/BV

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Amanda Sawyer, District #5
Councilperson Aide, Matt Walter
Councilperson Aide, Connor O'Keefe
Councilperson Aide, Mia Cordova
Councilperson Aide, Falya Swerer-McNutt
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, Thomas Breitnauer
DOTI Ordinance
MileHighOrdinance
Owner: City and County of Denver
Project file folder 2025-DEDICATION-0000174

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 questionsDate of Request: July 28, 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 a City-owned parcel of land as Public Right-of-Way as 1) North Josephine Street, located near the intersection of North Josephine Street and East 6th Avenue, and 2) North Josephine Street, located near the intersection of North Josephine Street and East 6th Avenue.
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: Barbara Valdez | Name: Alaina McWhorter |
| Email: Barbara.Valdez@denvergov.org | Email: Alaina.McWhorter@denvergov.org |
9. **General description or background. Attach executive summary if more space needed:** Demolition of existing single family residence in lot 7, reconfigure parcel, and build a new 3-plex. The developer was asked to dedicate two parcels as 1) North Josephine Street, and 2) North Josephine Street.
10. **City Attorney assigned to this request (if applicable):**
11. **City Council District:** Amanda Sawyer, District #5

****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>	<i>Additional Funds</i>	<i>Total Contract Amount</i>
<i>(A)</i>	<i>(B)</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-0000174

Description of Proposed Project: Demolition of existing single family residence in lot 7, reconfigure parcel, and build a new 3-plex. The developer was asked to dedicate two parcels as 1) North Josephine Street, and 2) North Josephine 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 Josephine Street, and 2) North Josephine 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

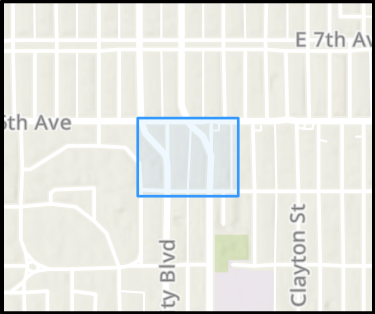
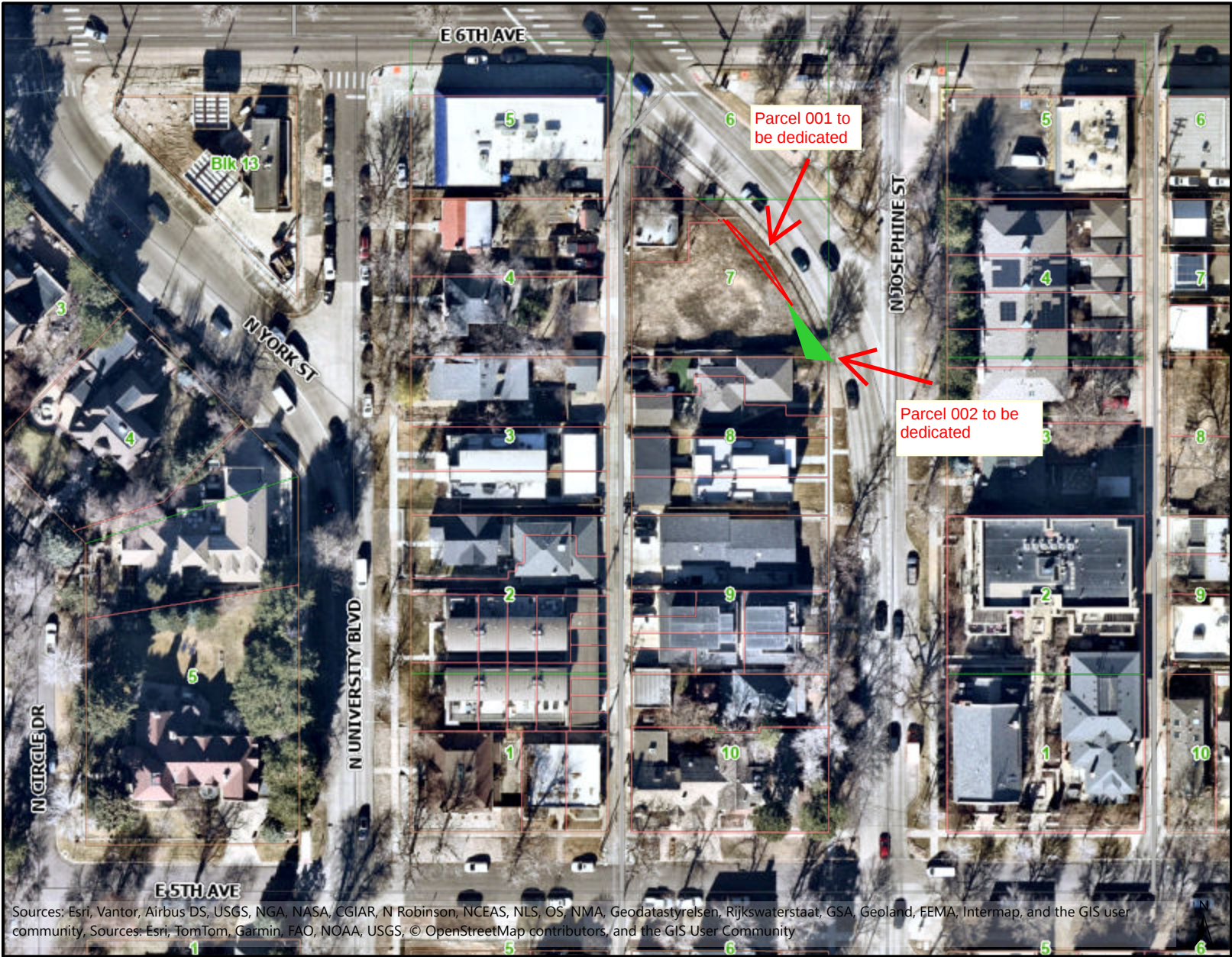
Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) North Josephine Street, and 2) North Josephine Street, as part of the development project called, "555 N. Josephine St."

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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Map Title



Legend

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

Notes

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000174-001:

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 21ST DAY OF JULY, 2026, AT RECEPTION NUMBER 2026088335 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER’S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED ON PLOT 7, BLOCK 1, HARMANS SUBDIVISION, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING THE NORTHWEST CORNER OF PLOT 7, BLOCK 1, THENCE S00°18'58"E ALONG THE WEST LINE OF SAID PLOT 7 A DISTANCE OF 15.00 FEET, THENCE N89°49'39"E A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING, WHENCE THE NORTHWEST CORNER OF SAID SECTION 12, BEARS N60°23'30"W, A DISTANCE OF 230.88 FEET,

THENCE THE FOLLOWING THREE (3) COURSES:

- 1. S38°57'12"E A DISTANCE OF 1.92 FEET TO A NON-TANGENT CURVE;
- 2. ALONG SAID NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 206.00 FEET, AN ARC LENGTH OF 2.25 FEET, AND AN INTERNAL ANGLE OF 00°37'33" WITH A CHORD BEARING OF N48°20'20"W AND A DISTANCE OF 2.25 FEET;
- 3. N89°49'39"E A DISTANCE OF 0.47 FEET TO THE TRUE POINT OF BEGINNING.

ABOVE DESCRIBED PARCEL CONTAINS 0.35 SQUARE FEET OR 0.00001 ACRES MORE OR LESS.

BASIS OF BEARINGS IS THE ZERO FOOT (0') RANGE LINE ON UNIVERSITY BOULEVARD; MONUMENTED ON THE NORTH BY A 6" STONE W/CUT CROSS IN A CCD RANGE BOX LOCATED ON THE SOUTHEAST CORNER OF EAST 6TH AVENUE AND UNIVERSITY BOULEVARD, AND MONUMENTED ON THE SOUTH BY A 5/8” REBAR IN CCD RANGE BOX LOCATED IN THE NORTHEAST CORNER OF UNIVERSITY BOULEVARD AND EAST 5TH AVENUE, LOCATED 2.7 FEET NORTH OF THE NORTH FLOWLINE OF EAST 5TH AVENUE. THE LINE AS DESCRIBED BEARS N00°20'47"W.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000174-002:

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 21ST DAY OF JULY, 2026, AT RECEPTION NUMBER 2026088335 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER’S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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THENCE THE FOLLOWING THREE (3) COURSES:

- 1. S36°47'01"E A DISTANCE OF 34.05 FEET;
- 2. S89°44'27"W A DISTANCE OF 8.23 FEET TO A NON-TANGENT CURVE;
- 3. ALONG SAID NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 206.00 FEET, AN ARC LENGTH OF 29.91 FEET, AND AN INTERNAL ANGLE OF 08°19'16" WITH A CHORD BEARING OF N24°00'49"W AND A DISTANCE OF 29.93 FEET TO THE TRUE POINT OF BEGINNING.

ABOVE DESCRIBED PARCEL CONTAINS 101.77 SQUARE FEET OR 0.002 ACRES MORE OR LESS.

BASIS OF BEARINGS IS THE ZERO FOOT (0') RANGE LINE ON UNIVERSITY BOULEVARD; MONUMENTED ON THE NORTH BY A 6" STONE W/CUT CROSS IN A CCD RANGE BOX LOCATED ON THE SOUTHEAST CORNER OF EAST 6TH AVENUE AND UNIVERSITY BOULEVARD, AND MONUMENTED ON THE SOUTH BY A 5/8” REBAR IN CCD RANGE BOX LOCATED IN THE NORTHEAST CORNER OF UNIVERSITY BOULEVARD AND EAST 5TH AVENUE, LOCATED 2.7 FEET NORTH OF THE NORTH FLOWLINE OF EAST 5TH AVENUE. THE LINE AS DESCRIBED BEARS N00°20'47"W.



07/21/2026 04:36 PM

R \$0.00

D \$0.00

City & County of Denver

WD

Electronically Recorded

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-0000174 (555 N Josephine St)**Asset Mgmt No.: 26-084****SPECIAL WARRANTY DEED**

July **THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this 17 day of July, 2026, by **SANNAIG INVESTMENTS LLC**, a Colorado limited liability company, whose address is 205 Detroit Street, Denver, Colorado, 80206, 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:

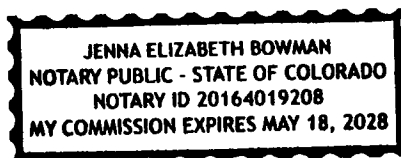
SANNAIG INVESTMENTS LLC, a Colorado limited liability company

By: *Gianna Vecchiarelli*

Name: Gianna Vecchiarelli

Its: Manager

STATE OF Colorado)
) SS.
COUNTY OF Denver)



The foregoing instrument was acknowledged before me this 17 day of July, 2026
by Gianna Vecchiarelli, as Manager of SANNAIG INVESTMENTS LLC,
a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: May 18, 2028

Jenna Elizabeth Bowman
Notary Public

2024-PROJMSTR-0000444-ROW

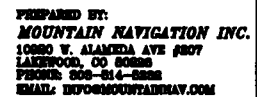


EXHIBIT "A"
LEGAL DESCRIPTION
SHEET 1 OF 2

2024-PROJMSTR-0000444-ROW

PARCEL 1

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PARCEL 2

A PARCEL OF LAND SITUATED ON PLOT 7, BLOCK 1, HARMANS SUBDIVISION, LOCATED IN THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ SECTION 12, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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PREPARED BY:

MOUNTAIN NAVIGATION INC
10920 WEST ALAMEDA AVE. #207
LAKEWOOD, CO 80226



PREPARED BY:
MOUNTAIN NAVIGATION INC.
10920 W. ALAMEDA AVE #207
LAKEWOOD, CO 80226
PHONE: 303-814-5828
EMAIL: INFO@MOUNTAINNAV.COM