



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: October 9, 2025

ROW #: 2025-DEDICATION-0000006 **SCHEDULE #:** Adjacent to 0529200027000, and
0529200026000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as West Evans Avenue, located near the intersection West Evans Avenue and South Hazel Court.

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 Evans Avenue. 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, "3120 W Jewell."

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 West Evans Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000006-001) HERE.

A map of the area to be dedicated is attached.

GB/BP/BV

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Kevin Flynn, District # 2
Councilperson Aide Dana Montano
Councilperson Aide, Stacy Simonet
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, Mar'quasa Maes
DOTI Survey, Brian Pfohl
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2025-DEDICATION-0000006

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 questions

Please mark one: ☐ Bill Request or ☒ Resolution Request

Date of Request: October 9, 2025

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 West Evans Avenue, located near the intersection of West Evans Avenue and South Hazel Court.

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: Bsrbara.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 structures and build twenty townhome structures, with a total of ninety-eight units. The developer was asked to dedicate a parcel of land as West Evans Avenue.

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

7. City Council District: Kevin Flynn, District #2

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>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-0000006

Description of Proposed Project: Project proposes to demolish existing structures and build twenty townhome structures, with a total of ninety-eight units. The developer was asked to dedicate a parcel of land as West Evans 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 Evans 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 Evans Avenue, as part of the development project called, "3120 W Jewell."

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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City and County of Denver



Legend

- Streets
- Alleys
- County Boundary
- Parcels



579 0 289.5 579 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:4,514

Map Generated 10/8/2025

The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.

THIS IS NOT A LEGAL DOCUMENT.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000006-001:

LEGAL DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF OCTOBER, 2025, AT RECEPTION NUMBER 2025098741 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE ON THE EAST LINE OF SAID NORTHWEST QUARTER S00°09'28"E, A DISTANCE OF 1297.13 FEET; THENCE S89°50'32"W, A DISTANCE OF 371.49 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST EVANS AVENUE, ALSO BEING THE SOUTH LINE OF PARCEL 3, DENVER ASSESSORS PARCEL RECONFIGURATION FORM, FILED UNDER RECEPTION NUMBER 2022092740, IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE, AND THE POINT OF BEGINNING;

THENCE ON SAID NORTH RIGHT OF WAY LINE, S89°11'53"W, A DISTANCE OF 165.39 FEET, TO THE SOUTHWEST CORNER OF PARCEL 4, SAID DENVER ASSESSOR'S PARCEL RECONFIGURATION FORM, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 21, BLOCK 9, BURNS BRENTWOOD SUBDIVISION FILING NO. 2 FILED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE IN BOOK 19, AT PAGE 57;

THENCE ON THE WEST LINE OF SAID PARCEL 4, N00°01'50"E, A DISTANCE OF 2.00 FEET;

THENCE N89°11'53"E, A DISTANCE OF 165.36 FEET;

THENCE S00°48'07"E, A DISTANCE OF 2.00 FEET, TO SAID NORTH RIGHT OF WAY LINE OF WEST EVANS AVENUE AND THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 331 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

BASIS OF BEARINGS - FOR THE ABOVE LEGAL DESCRIPTION ALL BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, BEING S00°09'28"E AND MONUMENTED TO THE NORTH BY A 3-1/4" ALUMINUM CAP STAMPED "IMPACT LAND SURVEYORS, T4S R68W, 1/4 20, -*-, 29, 2008, PLS 29420", AND TO THE SOUTH BY A 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION, C 1/4 COR, S29, T4S R68W 6TH PM, PLS 28666".



10/02/2025 01:44 PM
City & County of Denver
Electronically Recorded

R \$0.00

WD

D \$0.00

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-0000006
Asset Mgmt No.: 25-223

No Fee

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 9th day of September, 2025, by **1951 S FEDERAL BLVD LLC**, a Colorado limited liability company, whose address is 2951 W. 114th Court, Denver, CO 80234, 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:

1951 S FEDERAL BLVD LLC, a Colorado limited liability company

By: [Signature]

Name: Fadi Sawaged

Its: Managing Member

STATE OF Colorado)
COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me this 9th day of September, 2025
by Fadi Sawaged, as Managing member of 1951 S FEDERAL BLVD LLC, a
Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 10/11/2028

[Signature]

Notary Public

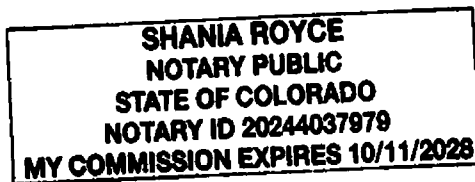


EXHIBIT A
LEGAL DESCRIPTION
Sheet 1 of 2

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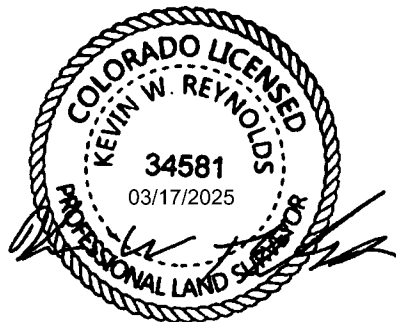
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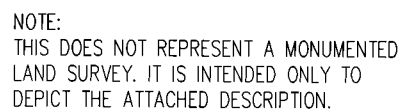
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ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

KEVIN W. REYNOLDS, P.L.S. 34581
PROJECT NO. 1SF.001
PREPARED FOR AND ON THE BEHALF OF
GALLOWAY AND COMPANY INC.
5500 GREENWOOD PLAZA BLVD. SUITE 200
GREENWOOD VILLAGE, COLORADO 80111
(303) 770-8884



2023-PROJMSTR-0000334-ROW



5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
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