



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

FROM: Darion Mayhorn, P.E., Deputy Director, Right-of-Way Services

Signed by:

Darion Mayhorn

CC4B46A7061B444...

DATE: November 19, 2025

ROW #: 2025-DEDICATION-0000142 **SCHEDULE #:** Adjacent to 0606419011000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as East 8th Avenue, located at the intersection of East 8th Avenue and North Grape 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 East 8th 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, "790 N Grape 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 East 8th Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000142-001) HERE.

A map of the area to be dedicated is attached.

GB/TB/DG

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, Falya Swerer-McNutt
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
DOTI Survey, Thomas Breitnauer
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2025-DEDICATION-0000142

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:** November 19, 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 East 8th Avenue, located at the intersection of East 8th Avenue and North Grape 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: Dalila Gutierrez	Name: Alaina McWhorter
Email: Dalila.Gutierrez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:
 The project proposes a zone lot amendment and parcel split for future development. The developer was asked to dedicate a parcel of land as East 8th Avenue.

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

7. City Council District: Amanda Sawyer, District # 5

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?



EXECUTIVE SUMMARY

Project Title: 2025-DEDICATION-0000142

Description of Proposed Project: The project proposes a zone lot amendment and parcel split for future development. The developer was asked to dedicate a parcel of land as East 8th 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 East 8th 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

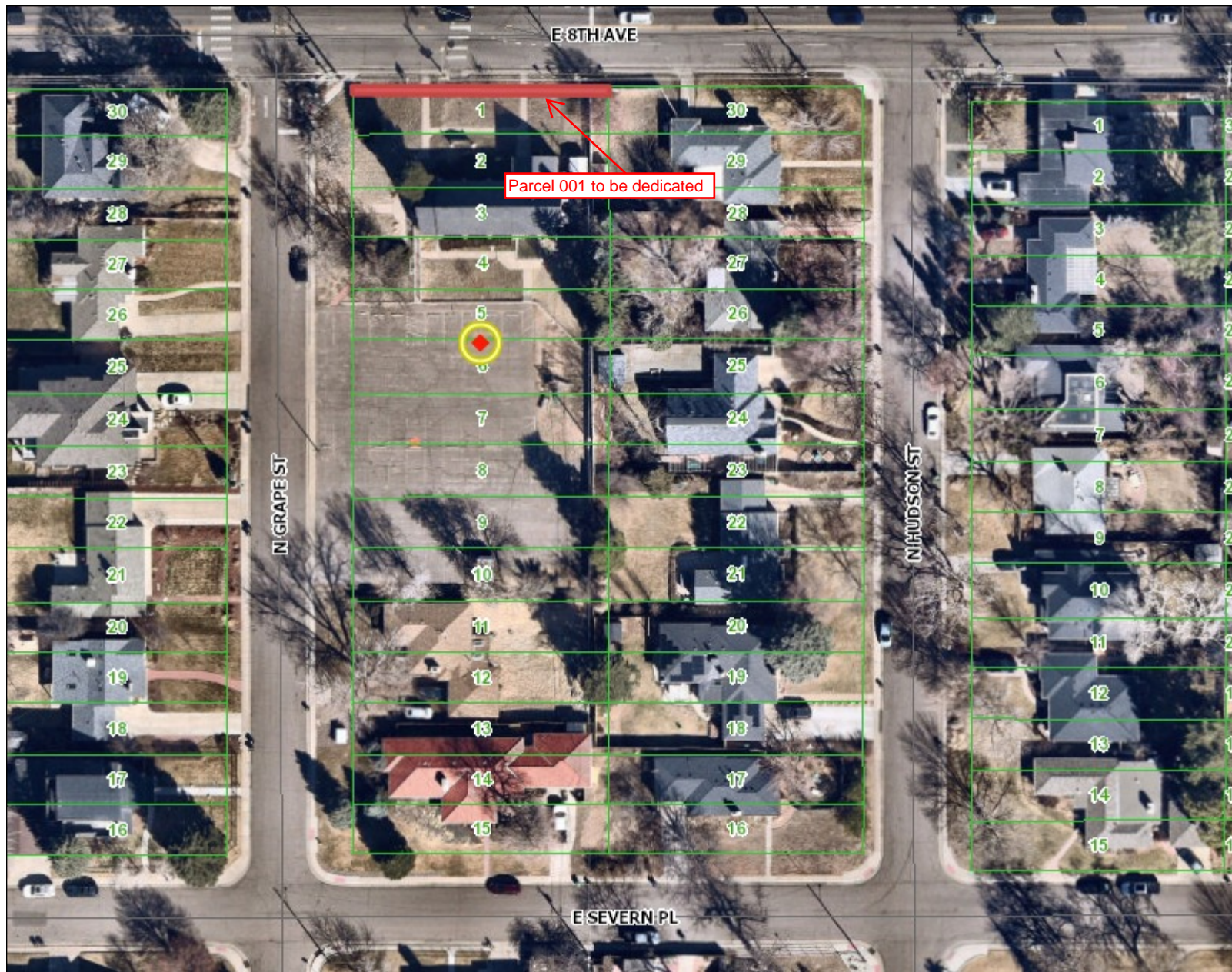
Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as East 8th Avenue, as part of the development project called, "790 N Grape St."

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

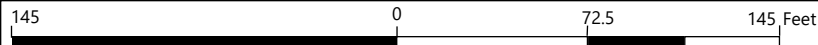
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City and County of Denver



- Legend
- Irrigation Ditches
 - Streets
 - Lots/Blocks



WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:1,128

Map Generated 11/19/2025

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-0000142-001:

LEGAL DESCRIPTION – STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF NOVEMBER, 2025, AT RECEPTION NUMBER 2025114510 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE NORTH 9.00 FEET OF LOT 1, BLOCK 7, PORTER AND RAYMOND'S SECOND ADDITION TO MONTCLAIR, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 1,126 SQUARE FEET, (0.026 ACRES), MORE OR LESS.



11/18/2025 02:18 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-0000142
Asset Mgmt No.: 25-248

No Fee

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 6th day of November, 2025, by **EIGHTH AVENUE BAPTIST CHURCH**, a Colorado nonprofit corporation, whose address is 790 Grape Street, Denver, CO 80220, 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:

EIGHTH AVENUE BAPTIST CHURCH, a Colorado nonprofit corporation

By: James Carroll

Name: JAMES CARROLL

Its: PRESIDENT

STATE OF Colorado)

) ss.

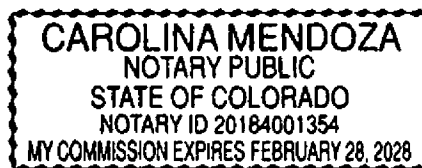
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 6th day of November, 2025
by James Carroll, as President of **EIGHTH AVENUE BAPTIST
CHURCH**, a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: 2-28-2028

Carolina Mendoza
Notary Public



2024-PROJMSTR-0000478-ROW

EXHIBIT - A
SHEET 1 OF 2

LAND DESCRIPTION

The north 9.00 feet of Lot 1, Block 7, Porter and Raymond's Second Addition to Montclair, situated in the Southeast Quarter of Section 6, Township 4 South, Range 67 West of the 6th Principal Meridian, City and County of Denver, State of Colorado.

Containing 1,126 Square Feet, (0.026 Acres), more or less

Randy Fortuin

Randy Fortuin, PLS

Date: September 02, 2025

Job No.: 24-2970

For and on Behalf of

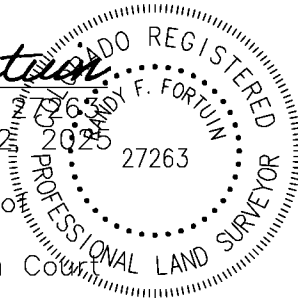
CBM Surveys, Inc.

1418 South Addison Court

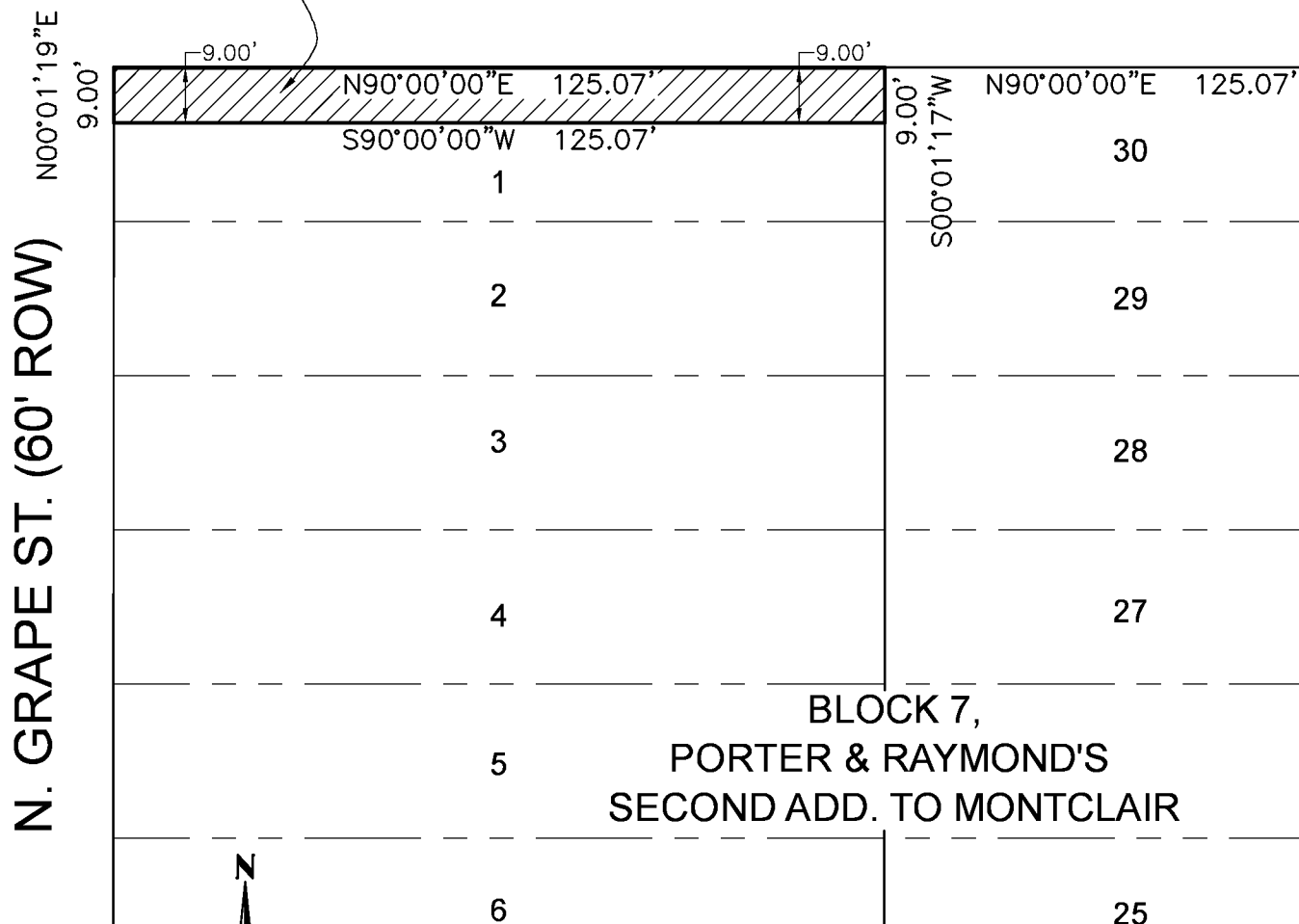
Aurora, Colorado

720-373-8376

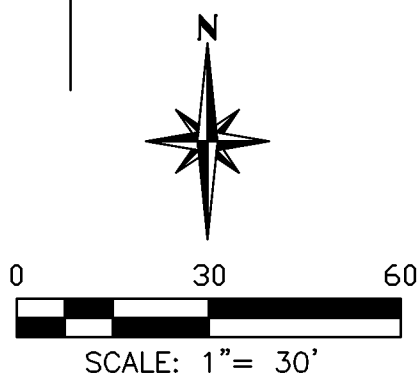
cbmsurveys@comcast.net



E. 8TH AVENUE (ROW VARIES)



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



SHEET 2 OF 2



Randy Fortuin
 Sept. 02, 2025
 Randy Fortuin, PLS 27263
 For and on Behalf of, CBM Surveys, Inc.

ADDRESS:

790
N. Grape Street
Denver, Colorado

DATE: Sept. 02, 2025

DWG: 242970-DED.DWG