


**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:** June 25, 2025

**ROW #:** 2020-DEDICATION-0000044    **SCHEDULE #:** 0506209062000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as North Sheridan Boulevard, located near the intersection of West 13<sup>th</sup> Avenue and North Sheridan Boulevard.

**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 North Sheridan Boulevard. 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, "6 on Sheridan."

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 North Sheridan Boulevard. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2020-DEDICATION-0000044-001) HERE.**

A map of the area to be dedicated is attached.

GB/TB/BV

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Jamie Torres District # 3  
Councilperson Aide, Daisy Rocha Vasquez  
Councilperson Aide, Angelina Gurule  
Councilperson Aide, Ayn Tougaard Slavis  
Councilperson Aide, Sayuri Toribio Rodarte  
City Council Staff, Luke Palmisano  
Environmental Services, Andrew Ross  
DOTI, Manager's Office, Alba Castro  
DOTI, Director, Right-of-Way Services, Glen Blackburn  
Department of Law, Martin Plate  
Department of Law, Brad Beck  
Department of Law, Katherine Ehlers  
Department of Law, Mar'quasa Maes  
DOTI Survey, Tom Breitnauer  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2020-DEDICATION-0000044

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

## ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team  
at [MailHighOrdinance@DenverGov.org](mailto:MailHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: July 25, 2025

Please mark one: ☐ Bill Request or ☒ Resolution Request

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 North Sheridan Boulevard, located near the intersection of West 13th Avenue and North Sheridan Boulevard.

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: <a href="mailto:Barbara.Valdez@denvergov.org">Barbara.Valdez@denvergov.org</a>	Email: <a href="mailto:Alaina.McWhorter@denvergov.org">Alaina.McWhorter@denvergov.org</a>

### 5. General description or background of proposed request. Attach executive summary if more space needed:

Single family residence has been demolished and a new six-unit townhome was constructed. The developer was asked to dedicate a parcel of land as North Sheridan Boulevard.

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

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

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

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*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

## EXECUTIVE SUMMARY

**Project Title:** 2020-DEDICATION-0000044

**Description of Proposed Project:** Single family residence has been demolished and a new six-unit townhome was constructed. The developer was asked to dedicate a parcel of land as North Sheridan Boulevard.

**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 North Sheridan Boulevard.

**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

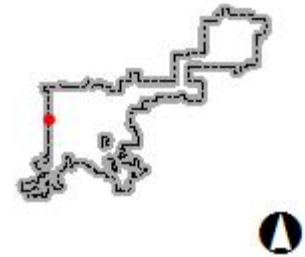
**Will land be dedicated to the City if the vacation goes through:** N/A

**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 North Sheridan Boulevard, as part of the development project called, "6 on Sheridan."





## Legend

- Streets
- Alleys
- ▬ County Boundary
- ▭ Parcels



400 0 200 400 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City and County of Denver

1:3,120

Map Generated 6/25/2025

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**THIS IS NOT A LEGAL DOCUMENT.**

**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000044-001**

**LAND DESCRIPTION – STREET PARCEL:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 8TH DAY OF JULY, 2020, AT RECEPTION NUMBER 2020095682 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 8.00 FEET OF LOTS 17 AND 18 AND THE NORTH ONE-HALF OF LOT 19, BLOCK 3, EDGEFIELD SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 501 SQUARE FEET OF 0.0115 ACRES MORE OR LESS.

After recording, return to:  
Division of Real Estate  
City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Denver, Colorado 80202  
**Project Description: 2020-Dedication-0000044**  
**Asset Mgmt No.: 20-109**



**2020095682**  
Page: 1 of 5  
D \$0.00

### SPECIAL WARRANTY DEED

July **THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this 2<sup>ND</sup> day of July, 2020, by **BETH M. GARVIN AND PHILIP G. LOPER**, as joint tenants, whose address is 1330 Sheridan Boulevard, Denver, CO 80214, 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:

**BETH M. GARVIN**

By: Beth M. Garvin

Name: Beth M. Garvin

Its: Individual

STATE OF Colorado )  
COUNTY OF Jefferson ) ss.

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of July, 2020  
by Beth M. Garvin.

Witness my hand and official seal.

My commission expires: 09-12-2022

[Signature]  
Notary Public

THOMAS ALAN STEINKAMP  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20184036068  
MY COMMISSION EXPIRES 09/12/2022

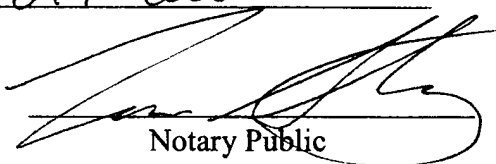


ATTEST:

PHILIP G. LOPER

By: Philip G. LoperName: PHILIP G. LOPERIts: INDIVIDUALSTATE OF Colorado )  
COUNTY OF Jefferson ) ss.The foregoing instrument was acknowledged before me this 2nd day of July, 2020  
by Philip G Loper.

Witness my hand and official seal.

My commission expires: 09-17-2022  
Notary Public

THOMAS ALAN STEINKAMP  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20184036068  
MY COMMISSION EXPIRES 09/12/2022

2020-PROJMSTR-0000019-ROW-001

**EXHIBIT 'A'**

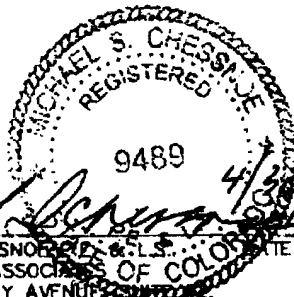
SHEET 1 OF 2

**LAND DESCRIPTION:**

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PREPARED BY:


  
 MICHAEL S. CHESSNOE, R.S., L.S., C.S.  
 CHESSNOE AND ASSOCIATES OF COLORADO  
 4101 EAST WESLEY AVENUE, SUITE 200  
 DENVER, COLORADO 80222  
 TELEPHONE: 303-722-3267  
 E-MAIL: chessnoedenver@comcast.net

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

**SHERIDAN BOULEVARD**

SITUATED IN THE NORTHWEST QUARTER OF SECTION 6,  
TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH  
PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE  
OF COLORADO

DRAWN BY: RDT	SCALE: NTS	R-O-W FILE NO.
CHECKED BY: MSC	DATE: 4-30-2020	JOB NO.:

2020-PROJMSTR-0000019-ROW-001

**EXHIBIT 'A'**

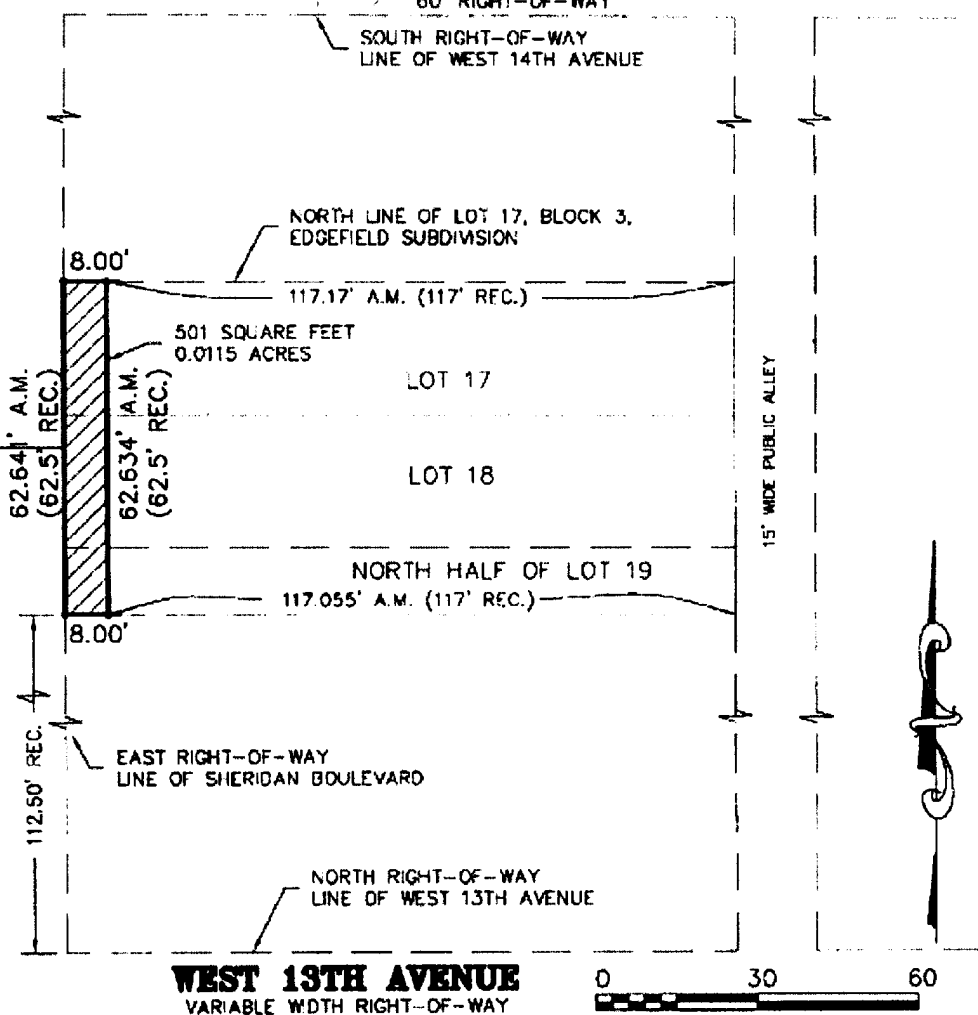
SHEET 2 OF 2

**WEST 14TH AVENUE**

60' RIGHT-OF-WAY

SOUTH RIGHT-OF-WAY  
LINE OF WEST 14TH AVENUE**SHERIDAN BOULEVARD**

60' RIGHT-OF-WAY



PREPARED BY:

MICHAEL S. CHESSNOE P.E. & L.S.  
CHESSNOE AND ASSOCIATES  
4101 EAST WESLEY AVENUE, SUITE #2,  
DENVER, COLORADO 80222  
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E-MAIL: chessnoedenver@comcast.net

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PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE  
OF COLORADO

DRAWN BY: RDT	SCALE: 1"=30'	R-O-W FILE NO.
CHECKED BY: MSC	DATE: 4-30-2020	JOB NO.: