




**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:** April 20, 2026

**ROW #:** 2025-DEDICATION-0000167 **SCHEDULE #:** Adjacent to 0506200132000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as North Yates Street, located near the intersection of North Yates Street and West 13<sup>th</sup> 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 North Yates 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, “1235 N. Yates 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 North Yates Street. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # ( 2025-DEDICATION-0000167-001 ) HERE.**

A map of the area to be dedicated is attached.

GB/JL/LRA

- cc: Department 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
- 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
- Department of Law, Mar’quasa Maes
- DOTI Survey, Johanna Lee
- DOTI Ordinance
- MileHighOrdinance
- Owner: City and County of Denver
- Project file folder 2025-DEDICATION-0000167

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 [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor’s Legislative team with questions

Date of Request: April 20, 2026

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 Yates Street, located near the intersection of North Yates Street and West 13th Avenue.

**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: Lisa R. Ayala	Name: Alaina McWhorter
Email: <a href="mailto:Lisa.ayala@denvergov.org">Lisa.ayala@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:**  
 Proposing to build six-unit town home. The developer was asked to dedicate a parcel of land as North Yates Street.

**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?

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

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

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



## EXECUTIVE SUMMARY

**Project Title:** 2025-DEDICATION-0000167

**Description of Proposed Project:** Proposing to build six-unit town home. The developer was asked to dedicate a parcel of land as North Yates 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 North Yates 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 North Yates Street, as part of the development project called, "1235 N. Yates 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](http://www.denvergov.org/doti)  
Phone: 720-913-1311

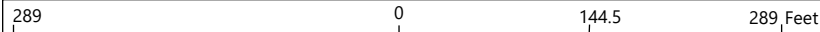
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# City and County of Denver



- Legend
- Streets
  - Alleys
  - ▭ County Boundary
  - ▭ Parcels
  - ▭ Lots/Blocks



**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000167-001:**

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 15TH DAY OF APRIL, 2026, AT RECEPTION NUMBER 2026051073 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 DESCRIBED AT RECEPTION NO. 2025037697 LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A FOUND 3.25" ALLOY CAP TYPE 3A CDOT MONUMENT IN MONUMENT BOX STAMPED IN PART "COLORADO DEPT. OF TRANSPORTATION PLS 34579 - 2005", WHENCE THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) BEING A FOUND NO.6 REBAR WITH A 2.5" ALLOY CAP STAMPED IN PART "LS-20699" IS ASSUMED TO BEAR SOUTH 89° 26' 02" EAST, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 6, SOUTH 89° 26' 02" EAST A DISTANCE OF 612.86 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE WEST LINE OF NORTH YATES STREET AS DESCRIBED IN BOOK 5481 AT PAGE 535 AND IN RESOLUTION NO. 20190909 RECORDED AT RECEPTION NO. 2019132660;

THENCE ALONG SAID WEST LINE, SOUTH 00° 00' 01" EAST, A DISTANCE OF 355.97 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 00° 00' 01" EAST, A DISTANCE OF 50.64 FEET TO THE INTERSECTION OF SAID WEST LINE OF NORTH YATES STREET WITH THE NORTH LINE OF WEST WELLS PLACE AS DESCRIBED IN ORDINANCE NO. 798, SERIES 2005 RECORDED AT RECEPTION NO. 2005190432;

THENCE ALONG THE NORTH LINE OF SAID WEST WELLS PLACE, SOUTH 89° 59' 55" WEST, A DISTANCE OF 1.00 FOOT;

THENCE DEPARTING SAID WEST LINE ON A LINE PARALLEL TO AND 1.00 FOOT WEST OF SAID WEST LINE OF NORTH YATES STREET, NORTH 00° 00' 01" WEST, A DISTANCE OF 50.64 FEET; THENCE NORTH 89° 59' 55" EAST, A DISTANCE OF 1.00 FOOT TO THE POINT OF BEGINNING;

CONTAINING 50.64 SQUARE FEET (0.0012 ACRES), MORE OR LESS.



04/15/2026 04:06 PM

R \$0.00

D \$0.00

City &amp; 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-0000167**  
**Asset Mgmt No.: 26-043**

**No Fee**

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 9th day of April, 2026, by **SPAR GULCH 1235 LLC**, a Colorado limited liability company, whose address is 10134 Lookout Road, Lafayette, CO 80026, 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:

SPAR GULCH 1235 LLC, a Colorado limited liability company

By: [Signature]

Name: Kyle Koenig

Its: Manager

STATE OF Colorado  
COUNTY OF Denver ) ss.

The foregoing instrument was acknowledged before me this 01 day of April, 2026  
by Kyle Koenig, as Manager of SPAR GULCH 1235 LLC, a  
Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 2/10/2029

MICHELL R CAMERON  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID# 20254005588  
MY COMMISSION EXPIRES FEBRUARY 10, 2029

[Signature]  
Notary Public

2025-PM-0000037-ROW

# EXHIBIT A

## LEGAL DESCRIPTION

PAGE 1 OF 2

### LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2025037697 LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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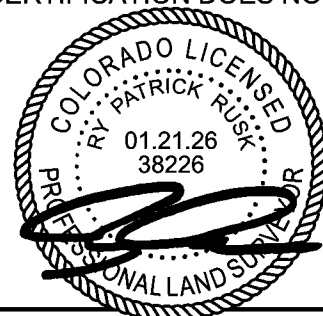
CONTAINING 50.64 SQUARE FEET (0.0012 ACRES), MORE OR LESS.

### SURVEYOR'S CERTIFICATION:

I, RY PATRICK RUSK, COLORADO PROFESSIONAL LAND SURVEYOR NO. 38226, HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND THAT THIS DESCRIPTION AND EXHIBIT IS A CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSONS OR LEGAL ENTITIES WITHOUT WRITTEN RECERTIFICATION EXPRESSLY NAMING SUCH PERSONS OR LEGAL ENTITIES. THIS CERTIFICATION DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

### SIGNATURE AND DATE THROUGH SEAL:

(REQUIRED BY COLORADO LAW)  
RY PATRICK RUSK, PLS  
1309 S. INCA STREET  
DENVER, COLORADO 80223  
303.504.4440  
RRUSK@FORESIGHTWEST.COM  
(REQUIRED BY COLORADO LAW)



Revision	Date
0	10.17.25
1	01.21.26
Compiled By: Rusk	
Checked By: Scott	
Job Number: 2019107	
Page 1 of 1	

**FWS** FORESIGHT WEST  
SURVEYING INC.

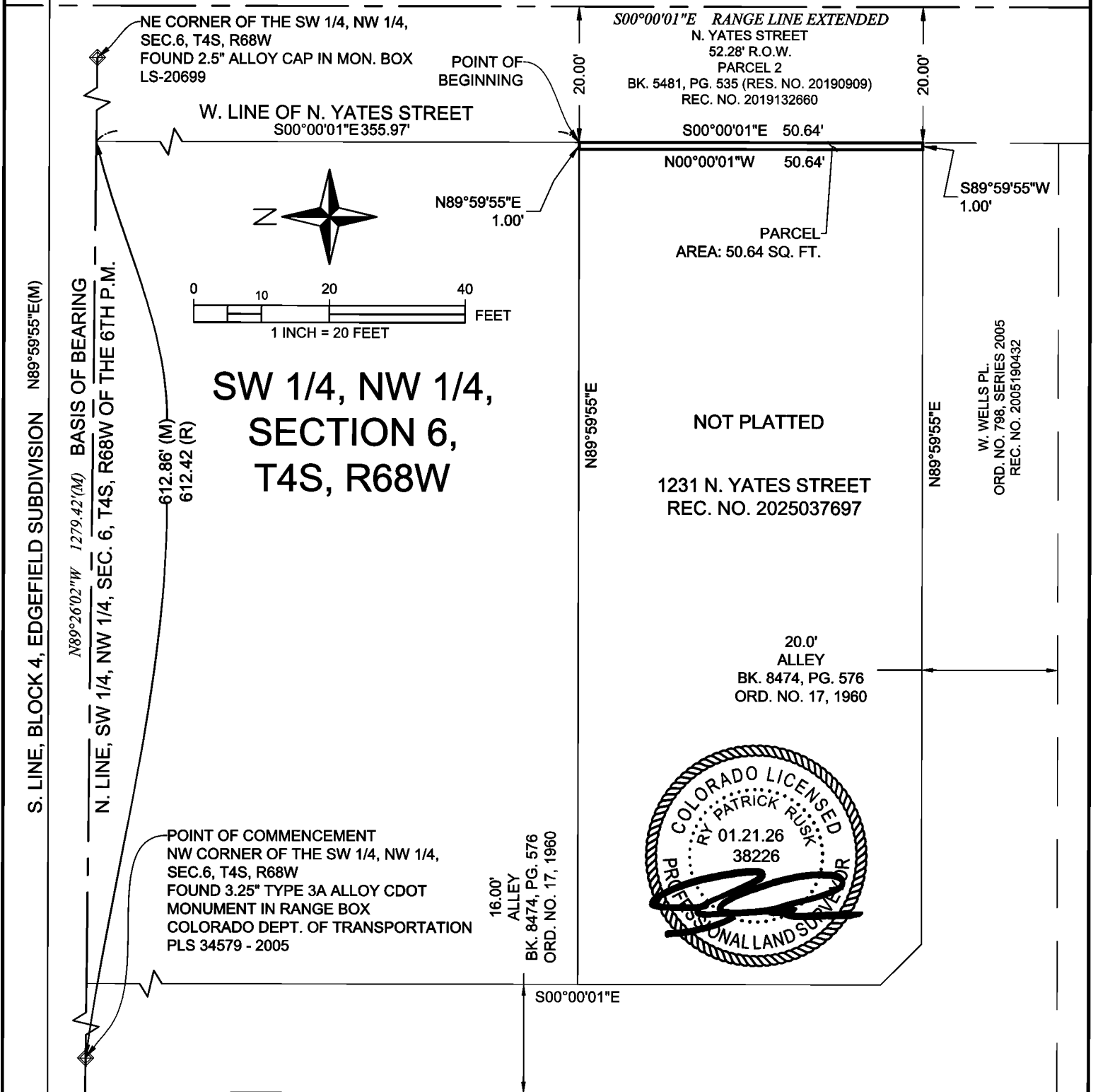
1309 S. Inca Street  
Denver, Colorado 80223  
303.504.4440

2025-PM-0000037-ROW

# EXHIBIT A

ILLUSTRATION

PAGE 2 OF 2



LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 6, T4S, R68W OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Revision	Date
0	10.17.25
1	01.21.26
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Page 2 of 2	

**FWS FORESIGHT WEST SURVEYING INC.**

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 Denver, Colorado 80223  
 303.504.4440