




**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:** May 22, 2026

**ROW #:** 2026-DEDICATION-0000017 **SCHEDULE #:** Adjacent to 0232217015000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by North Julian Street, West 24th Avenue, North King Street, and West 23rd 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 Public Alley. 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, “2343-2453 N. Julian 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 Public Alley. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # ( 2026-DEDICATION-0000017-001 ) **HERE.****

A map of the area to be dedicated is attached.

GB/TS/LRC

- cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)
- City Councilperson, Amanda P. Sandoval District # 1
- Councilperson Aide, Gina Volpe
- Councilperson Aide, Melissa Horn
- Councilperson Aide, Alessandra Dominguez
- 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, Thomas Savich
- DOTI Ordinance
- MileHighOrdinance
- Owner: City and County of Denver
- Project file folder 2026-DEDICATION-0000017

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: May 22, 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 Public Alley, bounded by North Julian Street, West 24th Avenue, North King Street, and West 23rd 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. Cardenas	Name: Alaina McWhorter
Email: <a href="mailto:Lisa.cardenas@denvergov.org">Lisa.cardenas@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 a duplex. The developer was asked to dedicate a parcel of land as Public Alley.

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

7. **City Council District:** Amanda P. Sandoval District # 1

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:** 2026-DEDICATION-0000017

**Description of Proposed Project:** Proposing to build a duplex. The developer was asked to dedicate a parcel of land as Public Alley.

**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 Public Alley.

**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

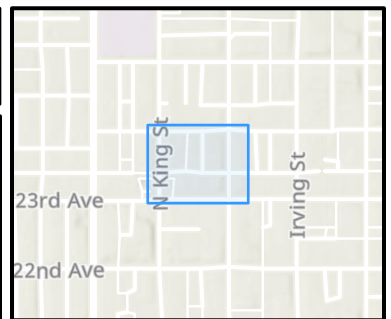
**Will an easement be placed over a vacated area, and if so explain:** N/A

**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 Public Alley, as part of the development project called, "2343-2453 N. Julian 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

**CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV**



### Legend

Denver Base Layers

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

### Notes

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N-Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, These are credits



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Map Generated: 05-22-2026

THIS MAP IS NOT TO BE USED FOR NAVIGATION

2026-PROJMSTR-0000097-ROW

**PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000017-001:**

**LEGAL DESCRIPTION – ALLEY PARCEL**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 12TH DAY OF MAY, 2026, AT RECEPTION NUMBER 2026063118 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A 3.00 FOOT WIDE PARCEL WITHIN LOTS 3 AND 4, MANLY AND STAHL'S RESUBDIVISION OF BLOCK 27, WITTER AND COFIELDS SUBDIVISION OF THE TOWN OF HIGHLANDS, LYING IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE WEST 3.00 FEET OF LOTS 3 AND 4, MANLY AND STAHL'S RESUBDIVISION OF BLOCK 27, WITTER AND COFIELDS SUBDIVISION OF THE TOWN OF HIGHLANDS

CONTAINING 150 SQUARE FEET, OR 0.003 ACRES, MORE OR LESS.



05/12/2026 03:45 PM  
City & County of Denver  
Electronically Recorded

R \$0.00

D \$0.00

WD

After signing, return to:  
City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Division of Real Estate  
Denver, Colorado 80202  
**Project Description: 2026-DEDICATION-0000017**  
**Asset Mgmt No.: 26-052**

**No Fee**

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 28th day of April, 2026, by **SBCO HOLDINGS LLC**, a Colorado limited liability company, whose address is 2201 Federal Blvd, Denver, CO 80211, 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:

**SBCO HOLDINGS LLC**, a Colorado limited liability company

By: [Signature]

Name: Reid Goolsby

Its: Partner

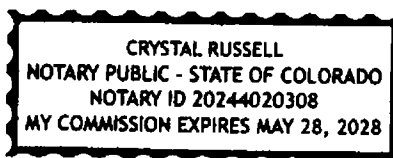
STATE OF COLORADO )  
 ) ss.  
COUNTY OF DENVER )

The foregoing instrument was acknowledged before me this 28 day of APRIL, 2026  
by REID GOOLSBY, as \_\_\_\_\_ of **SBCO HOLDINGS LLC**, a  
Colorado limited liability company.

Witness my hand and official seal.

My commission expires: May 28th, 2028

[Signature]  
Notary Public



2026PM97  
2026DED17-ROW

# EXHIBIT A

## LEGAL DESCRIPTION

### SHEET 1 OF 2

#### DESCRIPTION

A 3.00 FOOT WIDE PARCEL WITHIN LOTS 3 AND 4, MANLY AND STAHL'S RESUBDIVISION OF BLOCK 27, WITTER AND COFIELDS SUBDIVISION OF THE TOWN OF HIGHLANDS, LYING IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE WEST 3.00 FEET OF LOTS 3 AND 4, MANLY AND STAHL'S RESUBDIVISION OF BLOCK 27, WITTER AND COFIELDS SUBDIVISION OF THE TOWN OF HIGHLANDS

CONTAINING 150 SQUARE FEET, OR 0.003 ACRES, MORE OR LESS.



Digitally signed by  
Christopher J. Bitcheno, PLS  
DN: C=US,  
E=cbitcheno@ljasurvey.com,  
O=LJA Surveying,  
CN="Christopher J.  
Bitcheno, PLS"  
Date: 2026.04.07  
11:03:40-06'00'

FOR AND ON BEHALF  
OF LJA SURVEYING

i:\JOB FOLDERS\3802\3802-2415-2343 JULIAN ST\SURVEY\06 CAD\PRODUCTION FILES\EASEMENT\3802-2415\_EASEMENT-3-26-26 PRINTED ON: 3/26/2026 1:07 PM



7800 E. Union Avenue  
Suite 575  
Denver, CO 80237  
303-390-8510  
www.lja.com

#### WRITTEN DESCRIPTION

Prepared: CBS	Horiz. Scale: N/A	Job No.: 3802-2415	Sheet: 1 of 2
Approved: CJB	Vert. Scale: N/A	Date: 03/26/2026	

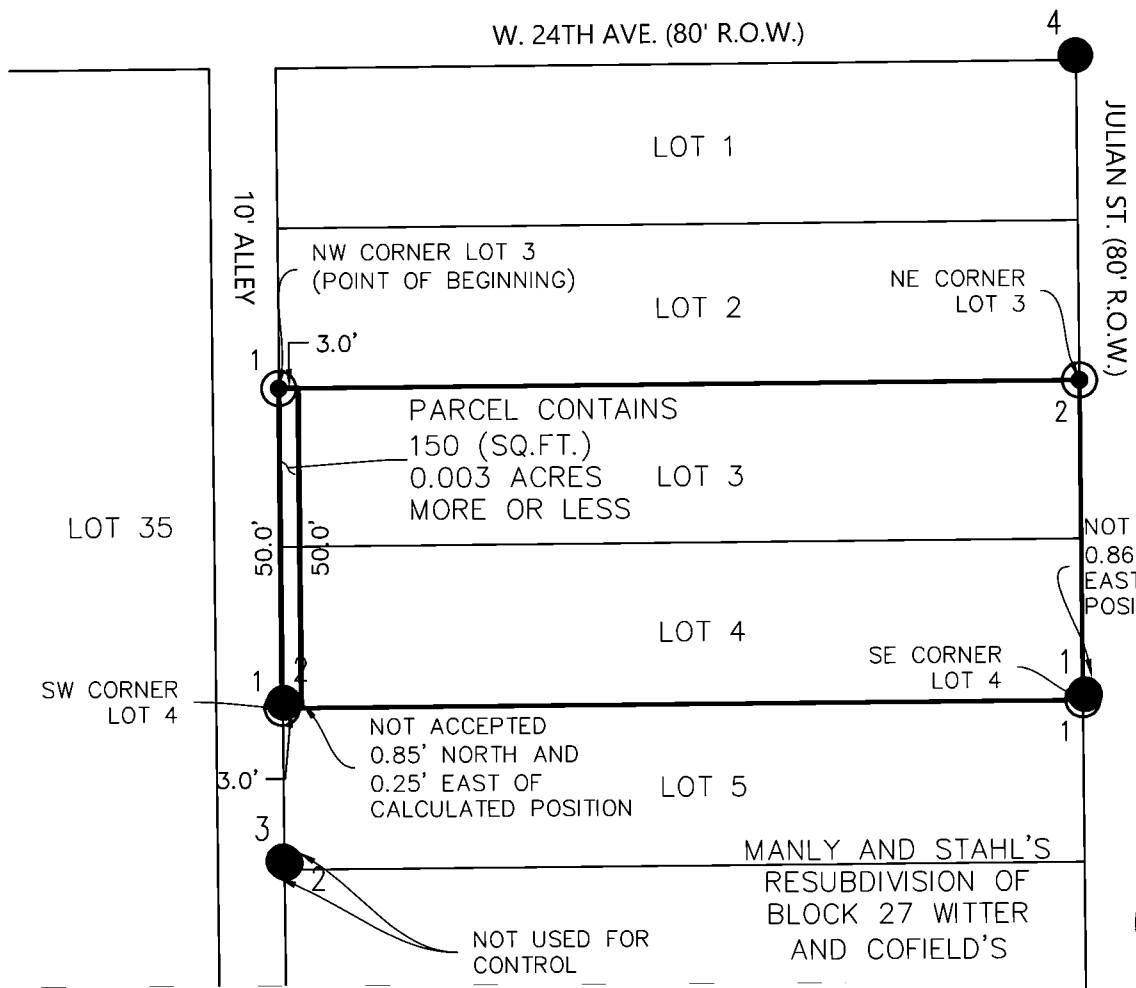
2026PM97  
 2026DED17-ROW

THIS EXHIBIT DOES NOT REPRESENT A  
 MONUMENTED SURVEY, IT IS INTENDED  
 ONLY TO DEPICT THE ATTACHED  
 LEGAL DESCRIPTION

# EXHIBIT A

## ILLUSTRATION

### SHEET 2 OF 2

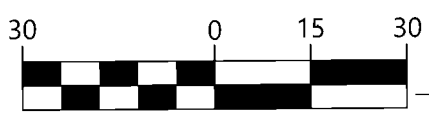


NOT ACCEPTED  
 0.86' NORTH AND 0.31'  
 EAST OF CALCULATED  
 POSITION

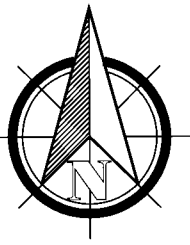


### MONUMENT SYMBOL LEGEND

- 1 ● RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PE & LS 9489"
- 2 ● RECOVERED NAIL AND 1-1/2" ALUMINUM TAG STAMPED "PE & LS 9489"
- 3 ● RECOVERED NAIL AND 1" BRASS TAG STAMPED "PLS 27268"
- 4 ● RECOVERED 3/4" IRON PIPE, .2' BELOW GRADE
- 1 ⊙ SET NAIL AND 3/4" BRASS TAG STAMPED "LJA PLS 38835"
- 2 ⊙ SET 18" NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "LJA PLS 38835"



SCALE  
 1 inch = 30 ft.



7800 E. Union Avenue  
 Suite 575  
 Denver, CO 80237  
 303-390-8510  
 www.lja.com

ILLUSTRATION

Prepared: CBS	Horiz. Scale: N/A	Job No.: 3802-2415	Sheet: 2 of 2
Approved: CJB	Vert. Scale: N/A	Date: 03/26/2026	

I:\JOB FOLDERS\3802\3802-2415-2343 JULIAN ST\SURVEY\06 CAD\PRODUCTION FILES\EASEMENT\3802-2415\_EASEMENT-3-26-26 PRINTED ON: 3/26/2026 1:03 PM