



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

FROM: Daron T. Mayhorn, P.E., Deputy Director, Right-of-Way Services *Daron Mayhorn*
Daron Mayhorn (Aug 15, 2025 15:33:35 MDT)

DATE: August 15, 2025

ROW #: 2020-DEDICATION-0000129 **SCHEDULE #:** 0505107050000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as West 13th Avenue, located at the intersection of North Decatur Street and West 13th 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 West 13th 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, "Sun Valley Phase 1."

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 13th Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2020-DEDICATION-0000129-001) HERE.

A map of the area to be dedicated is attached.

GB/TB/BV

cc: Dept. of Real Estate, 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, Daron Mayhorn
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-0000129

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: August 15, 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 13th Avenue, located at the intersection of North Decatur 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: Barbara Valdez	Name: Alaina McWhorter
Email: Barbara.Valdez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

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

This project has built a new apartment complex on vacant land. The developer was asked to dedicate a parcel of land as West 13th Avenue.

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</i> <i>(A)</i>	<i>Additional Funds</i> <i>(B)</i>	<i>Total Contract Amount</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: 2020-DEDICATION-0000129

Description of Proposed Project: This project has built a new apartment complex on vacant land. The developer was asked to dedicate a parcel of land as West 13th 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 13th 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 13th Avenue, as part of the development project called, "Sun Valley Phase 1."

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 8/15/2025

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. 2020-DEDICATION-0000129-001:

LAND DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 13TH DAY OF NOVEMBER, 2020, AT RECEPTION NUMBER 2020190458 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A STRIP OF LAND BEING THE SOUTH TEN FEET (10') OF LOTS 25-36, BLOCK 4 OF FAIRVIEW, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT AT THE INTERSECTION OF WEST 13TH AVENUE AND DECATUR STREET;

THENCE NORTH 69°44'43" EAST A DISTANCE OF 59.51 FEET TO THE POINT OF BEGINNING TO THE SOUTHWEST CORNER OF SAID LOT 25, BLOCK 4 OF FAIRVIEW;

THENCE NORTH 00°28'02" WEST, ALONG THE WEST LINE OF SAID LOT 25, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°22'55" EAST, DEPARTING SAID WEST LOT LINE AND TEN FEET (10') NORTH OF AND PARALLEL WITH THE SOUTH LINES OF SAID LOTS 25-36, BLOCK 4 OF FAIRVIEW, A DISTANCE OF 299.98 FEET TO THE EAST LINE OF SAID LOT 36, BLOCK 4 OF FAIRVIEW;

THENCE SOUTH 00°26'52" EAST, DEPARTING SAID PARALLEL LINE AND ALONG SAID EAST LINE OF LOT 36, BLOCK 4 OF FAIRVIEW, A DISTANCE OF 10.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 36; THENCE SOUTH 89°22'55" WEST, ALONG THE SOUTH LINES OF SAID LOTS 25-36, BLOCK 4 OF FAIRVIEW, A DISTANCE OF 299.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,000 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE TWENTY FOOT (20') RANGE LINE OF WEST 13TH AVENUE SOUTH OF BLOCK 4 OF FAIRVIEW AS MONUMENTED BY A 2" ALUMINUM CAP STAMPED LS 24942 IN A RANGE BOX AT THE WEST END OF 13TH AVENUE AND BY A 3-1/4" ALUMINUM CAP STAMPED LS 38026 IN A RANGE BOX TO THE EAST ON WEST 13TH AVENUE AND BEARS NORTH 89°22'55" EAST.



11/13/2020 02:01 PM
City & County of Denver

R \$0.00

WD

2020190458

Page: 1 of 4

D \$0.00

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-0000129

Asset Mgmt No.: 20-178

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 10th day of Nov., 2020, by **HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER**, A Colorado public body corporate and political, whose address is 1035 Osage St., Denver, CO 80204, 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:

HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER, A Colorado public body corporate and political

By:

Name: Joshua Crowley

Its: Interim Executive Director

STATE OF Colorado)
COUNTY OF Denver) ss.

The foregoing instrument was acknowledged before me this 10 day of November, 2020
by John Crowley, as Intern S.D. of **HOUSING AUTHORITY OF
THE CITY AND COUNTY OF DENVER**, A Colorado public body corporate and political.

Witness my hand and official seal.

My commission expires:

June 8 2024

Notary Public

Abigail Oxley
Notary Public
State of Colorado
Notary ID 20124035540
My Commission Expires June 8, 2024

EXHIBIT A

2017-PROJMSTR-0000461-ROW

LAND DESCRIPTION:

A STRIP OF LAND BEING THE SOUTH TEN FEET (10') OF LOTS 25-36, BLOCK 4 OF FAIRVIEW, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PREPARED BY: GERALD MATT NICHOLS, PLS
PLS 38026
ON BEHALF OF: SURVEY SYSTEMS, INC.
P.O.BOX 2168
EVERGREEN, CO 80437
(303)679-8122

PLATINUM: 01/2018-020-01-001 SURVEY SYSTEMS INC. SURVEY SYSTEMS INC. ASKING FOR PROPOSED SELLING LAND: LAND 13TH AVENUE

PLATINUM: PR 09/18/2020 10:00:00 AM BY: CH000003

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF SURVEY SYSTEMS INC.

ISSUE DATE:	8/31/2020
DATE	REVISION COMMENTS

EXHIBIT A

SURVEY SYSTEMS

A Professional Land Surveying Company

P.O. Box 2168 - Evergreen, CO 80437 Tel: 303.679.8122 - Fax: 303.679.8123
Info@SurveySystems.net www.SurveySystemsInc.com
A Service-Disabled Veteran-Owned Small Business SDVOSB | SBE

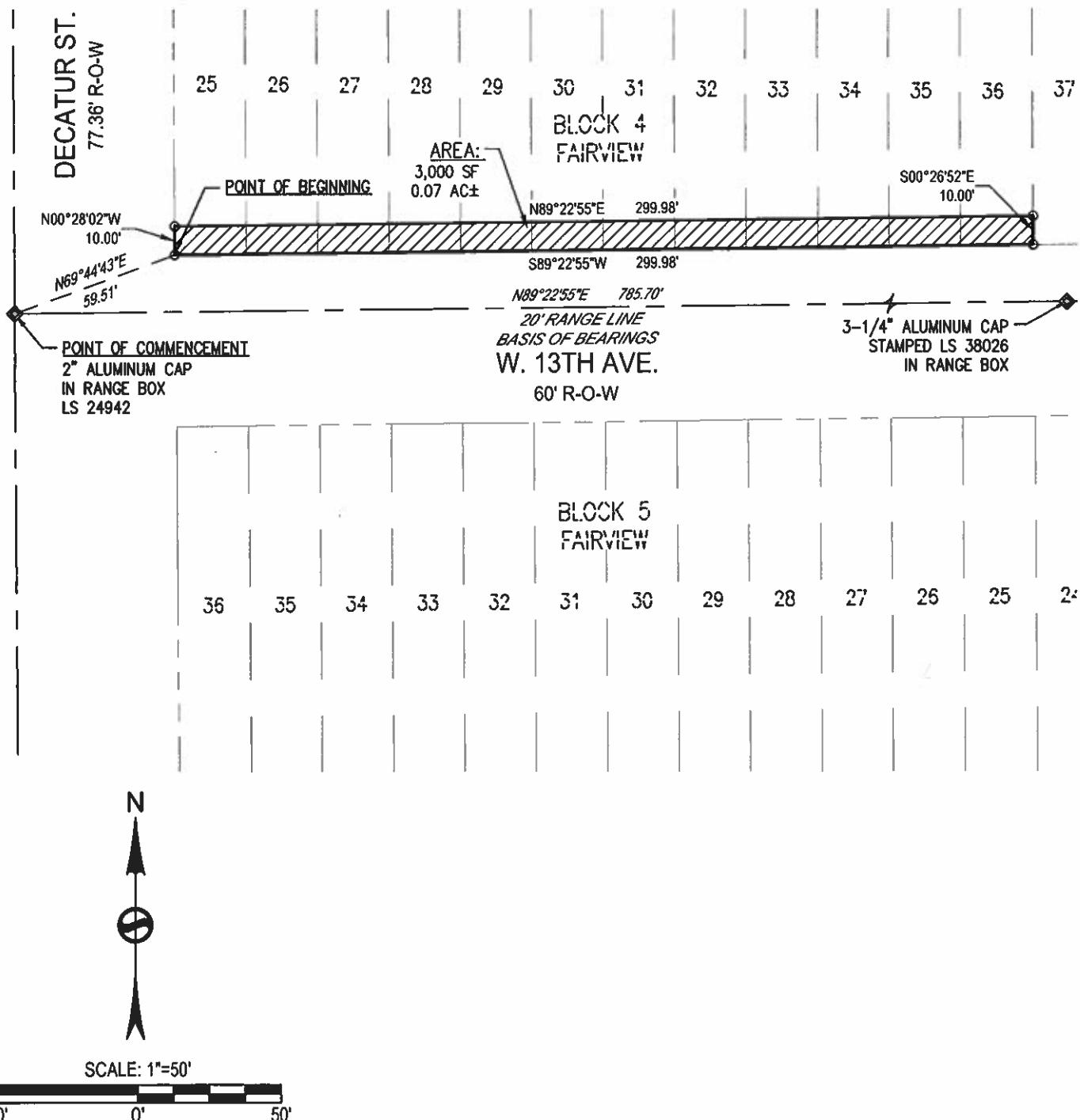
CHECKED BY: JN
DRAWN BY: CH
JOB #: 2018-014-01
CUST CODE: DH0C30

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1 OF 2

EXHIBIT A

2017-PROJMSTR-0000461-ROW



NOTE:

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

PLATINUM 2018-02-01-001 EXCEPCIONAL SURVEY SERVICES INC. ISSUE-PREPARED DRAWING UND. LBN AS DR
PLATED: 08/01/2018 LBN-CP: B: 000000

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF SURVEY SYSTEMS INC.

ISSUE DATE:	8/31/2020
DATE	REVISION COMMENTS

EXHIBIT A

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A Professional Land Surveying Company

P.O. Box 2168 - Evergreen, CO 80437 Tel: 303.679.8122 - Fax: 303.679.8123
Info@SurveySystems.net www.SurveySystemsInc.com
A Service-Disabled Veteran-Owned Small Business SDVOSB | SBE

CHECKED BY: MN
DRAWN BY: CH
JOB #: 2018-238-01-031
CLIENT CODE: DH0C30

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2 OF 2