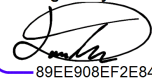




REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

FROM: Darion T. Mayhorn, DOTI, Interim Director, Right-of-Way Services

Signed by:

89EE908EF2E84D2...

DATE: July 9, 2026

ROW #: 2025-DEDICATION-0000181 **SCHEDULE #:** Adjacent to 0231312024000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by West Colfax Avenue, North Vrain Street, West 16th Avenue, and North Utica 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 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, "4545 W Colfax Ave."

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 (2025-DEDICATION-0000181-001) HERE.

A map of the area to be dedicated is attached.

DTM/TS/DG

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Jamie Torres District # 3
Councilperson Aide, Daisy Rocha Vasquez
Councilperson Aide, Angelina Gurule
Councilperson Aid, Ayn Tougaard Slavis
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Interim 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 2025-DEDICATION-0000181

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave., Dept. 506 | Denver, CO 80202
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

Date of Request: July 9, 2026

1. Please mark one: ☐ Bill Request or ☒ Resolution Request
2. Does this request directly impact property within .5 miles of the South Platte River (Check map [HERE](#)) ☐ Yes ☒ No
3. Does this item fall under XO 66 (Prop 123) requiring it to skip Mayor-Council ☐ Yes ☒ No
4. Do you need to request a Waiver Request for this item ☐ Yes ☒ No

5. Type of Request:

- ☐ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment
- ☒ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change ☐ Other:

6. **Title:** Dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by West Colfax Avenue, North Vrain Street, West 16th Avenue, and North Utica Street.

7. **Requesting Agency:** DOTI, Right-of-Way Services

8. **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

9. **General description or background. Attach executive summary if more space needed:** The project proposes to demolish an existing commercial structure and build a new commercial structure. The developer was asked to dedicate a parcel of land as Public Alley.

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

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

****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 dba):

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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

Project Title: 2025-DEDICATION-0000181

Description of Proposed Project: The project proposes to demolish an existing commercial structure and build a new commercial structure. 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

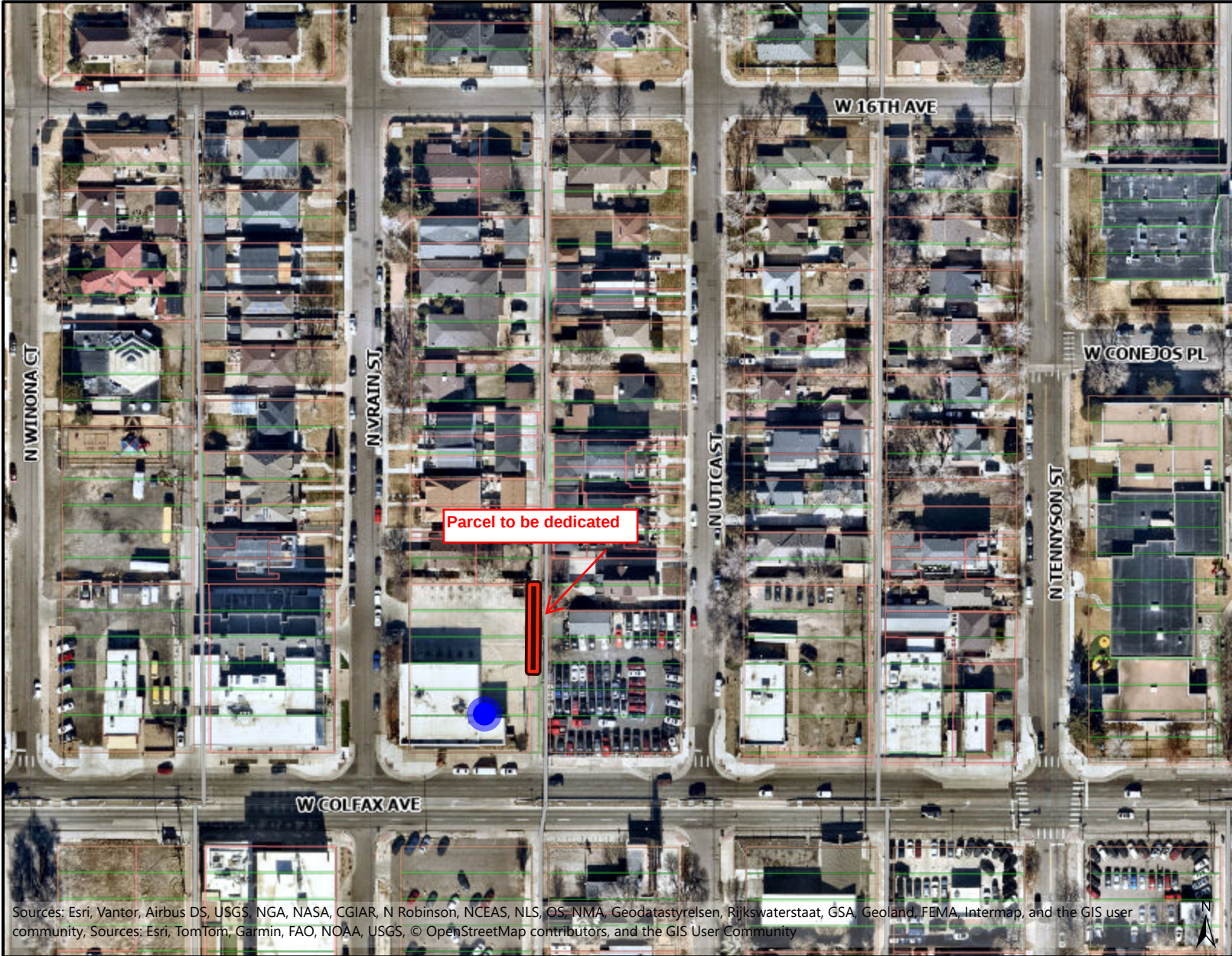
Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Alley, as part of the development project called, "4545 W Colfax Ave."

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave., Dept. 506 | Denver, CO 80202
www.denvergov.org/doti
Phone: 720-865-3002

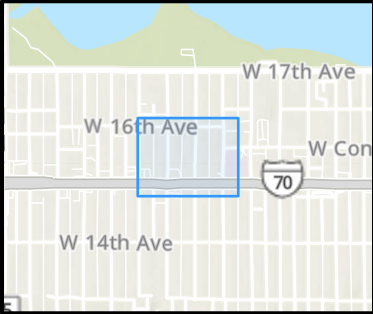
CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV



2025-DEDICATION-0000181

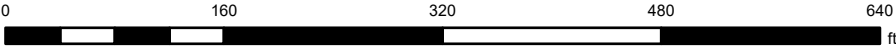


Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community; Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Legend

- Denver Base Layers
- Streets
 - Alleys
 - County Boundary
 - Parcels
 - Lots/Blocks



Map Generated: 07-09-2026

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.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000181-001:

LEGAL DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 26TH DAY OF JUNE, 2026, AT RECEPTION NUMBER 2026080604 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 LOTS 18-21, BLOCK 18, SUBDIVISION OF BLOCKS 18 AND 19 AND PART OF 17, SLOANE LAKE SUBDIVISION, SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 3 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 NORTHWEST CORNER OF SAID LOT 18 AND CONSIDERING THE RANGE LINE IN W 16TH AVENUE BETWEEN VRAIN STREET AND UTICIA STREET TO BEAR N90°00'00"E, MONUMENTED BY METAL AXLES IN RANGE BOXES AT BOTH ENDS, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE N90°00'00"E, ALONG THE NORTH LINE OF SAID LOT 18, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING;

THENCE N90°00'00"E CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 7.00 FEET TO THE NORTHWEST CORNER OF THE ALLEY RIGHT-OF-WAY ESTABLISHED BY REC. NO. 2012067651 IN THE RECORD OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE;

THENCE S00°11'00"W ALONG THE WEST BOUNDARY OF SAID ALLEY RIGHT-OF-WAY, A DISTANCE OF 82.79 FEET;

THENCE S89°40'24"W CONTINUING ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 7.00 FEET;

THENCE N00°11'00"E, DISTANCE OF 82.83 FEET TO THE POINT OF BEGINNING;

CONTAINING 580 SQUARE FEET OR 0.013 ACRES, MORE OR LESS.



06/26/2026 12:11 PM
City & County of Denver
Electronically Recorded

R \$0.00

WD

D \$0.00

Return to:

Division of Real Estate

City and County of Denver

201 West Colfax Avenue, Dept. 1010

Denver, Colorado 80202

Project Description: 2025-DEDICATION-0000181**Asset Mgmt No.: 26-072****NO FEE****SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 19th day of June, 2026, by **SALMON VENTURES LLC**, a Texas limited liability company, having a principal address of 2323 Clear Lake City Blvd. Ste 180-199, Houston, TX 77062, United States (“Grantor”) as to an undivided 51% interest and **PINE VENTURES LLC**, a Texas limited liability company, having a principal address of 14311 Harvest Glen Court, Houston, TX 77062, United States (“Grantor”) as to an undivided 49% interest 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:

SALMON VENTURES LLC a Texas limited liability company

By: 

Name: Nick Motamedi

Its: Manager

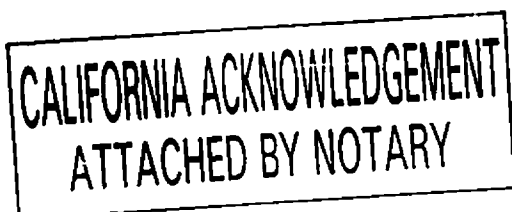
STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of June, 2026
by Nick Motamedi, as Manager of **SALMON VENTURES LLC**, a
Texas limited liability company.

~~Witness my hand and official seal.~~

My commission expires: _____

Notary Public



CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

On June 19th 2026 before me, Michael Todd, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Nick Motamedi
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special warranty deed

Document Date: 19th June 2026 Number of Pages: 5

Signer(s) Other Than Named Above: Mossoud Motamedi

Capacity(ies) Claimed by Signer(s)

Signer's Name: Nick Motamedi

☒ Corporate Officer – Title(s): Manager

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other:

Signer is Representing: Salmon Ventures LLC

Signer's Name:

☐ Corporate Officer – Title(s):

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other:

Signer is Representing:

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

ATTEST:

PINE VENTURES LLC a Texas limited liability company

By: 

Name: Massoud Motamedi

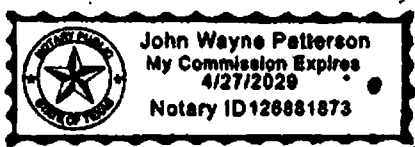
Its: Manager

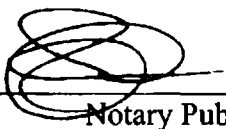
STATE OF Texas)
) ss.
COUNTY OF Harris)

The foregoing instrument was acknowledged before me this 19 day of June, 2026
by Massoud Motamedi, as Manager of **PINE VENTURES LLC**, a Texas
limited liability company.

Witness my hand and official seal.

My commission expires: 04/27/2029




Notary Public

2025PM388-ROW

DESCRIPTION FOR EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF LOTS 18-21, BLOCK 18, SUBDIVISION OF BLOCKS 18 AND 19 AND PART OF 17, SLOANE LAKE SUBDIVISION, SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO;

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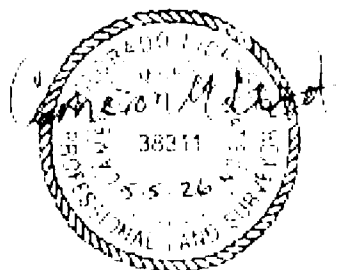
THENCE S00°11'00"W ALONG THE WEST BOUNDARY OF SAID ALLEY RIGHT-OF-WAY, A DISTANCE OF 82.79 FEET;

THENCE S89°40'24"W CONTINUING ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 7.00 FEET;

THENCE N00°11'00"E, DISTANCE OF 82.83 FEET TO THE POINT OF BEGINNING;

CONTAINING 580 SQUARE FEET OR 0.013 ACRES, MORE OR LESS.

CAMERON M. WATSON, PLS
COLORADO LICENSE NUMBER 38311
FOR AND ON BEHALF OF POINT CONSULTING, LLC
8460 W KEN CARYL AVE #101
LITTLETON, CO 80128
(720) 258-6836
CWATSON@PNT-LLC.COM



12-02-25
02-10-26

-
LEGAL DESCRIPTION
-

SHEET 1/2

RIGHT-OF-WAY DEDICATION

TAKE 5 DENVER-COLFAX

DENVER, COLORADO

JOB NO. 25.070



POINT CONSULTING, LLC 8460 W KEN CARYL AVE #101
LITTLETON, CO 80128 720-258-6836 www.pnt-llc.com

ILLUSTRATION FOR EXHIBIT A

2025PM388-ROW

FOUND METAL AXLE
IN RANGE BOX PER
TIE BOOK 2017-0827

N90° 00' 00"E (BASIS OF BEARING)

FOUND METAL AXLE
IN RANGE BOX PER
TIE BOOK 2019-0092

W 16TH AVENUE
60' PUBLIC RIGHT-OF-WAY

VRAIN STREET
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

LOT 16

LOT 17

N90° 00' 00"E 115.00'(TIE)

LOTS 18-23, BLOCK 18,
SUBDIVISION OF
BLOCKS 18, 19 AND
PART OF 17,
SLOANE LAKE SUBDIVISION
18,980 SQ. FT.
0.436 ACRES±

LOT 18

LOT 19

LOT 20

PUBLIC SERVICE COMPANY OF COLORADO
UTILITY EASEMENT NO.2
REC. NO. 2010085273

LOT 21

VARIABLE WIDTH ALLEY DEDICATION
REC. NO. 2012067651

LOT 22

LOT 23

PUBLIC SERVICE COMPANY OF COLORADO
UTILITY EASEMENT NO. 1
REC. NO. 2010085273

W COLFAX AVENUE
100' PUBLIC RIGHT-OF-WAY

LOT 31

LOT 30

LOT 29

LOT 28

LOT 27

LOT 26

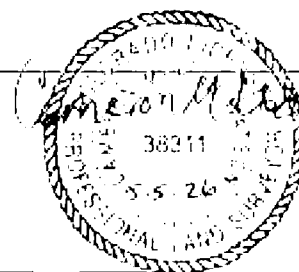
LOT 25

LOT 24

ALLEY WAY
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

LINE TABLE

TAG #	LENGTH	DIRECTION
L 1	7.00'	N90°00'00"E
L 2	82.79'	S00°11'00"W
L 3	7.00'	S89°40'24"W
L 4	82.83'	N00°11'00"E



DATE
02-10-26

MAP

-
-

SHEET 2/2

RIGHT-OF-WAY DEDICATION

TAKE 5 DENVER-COLFAX

DENVER, COLORADO

JOB NO. 25.070



POINT CONSULTING, LLC 8460 W KEN CARYL AVE #101
LITTLETON, CO 80128 720-258-6836 www.pnt-llc.com