



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: September 26, 2025

ROW #: 2025-DEDICATION-0000048 **SCHEDULE #:** Adjacent to 1) 0509401011000, and 2) 0509401011000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by West Maple Avenue, South Raritan Street, West Bayaud Avenue, and South Pecos Street, and 2) West Maple Avenue located near the intersection of West Maple Avenue and South Raritan 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 1) Public Alley, and 2) West Maple 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, "1473 W. Maple 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 1) Public Alley, and 2) West Maple Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000048-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/DS/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, Darion Mayhorn
Department of Law, Martin Plate
Department of Law, Brad Beck
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey Dana Sperling
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2025-DEDICATION-0000048

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave. | Denver, CO 80215
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

Please mark one: ☐ Bill Request or ☒ Resolution Request Date of Request: September 26, 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 two City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by West Maple Avenue, South Raritan Street, West Bayaud Avenue, and South Pecos Street, and 2) West Maple Avenue located near the intersection of West Maple Avenue and South Raritan Street.

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:
Proposing to build a new commercial building on vacant land. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) West Maple 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>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-0000048

Description of Proposed Project: Proposing to build a new commercial building on vacant land. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) West Maple 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 1) Public Alley, and 2) West Maple 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 1) Public Alley, and 2) West Maple Avenue, as part of the development project called, "1473 W. Maple Ave."

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

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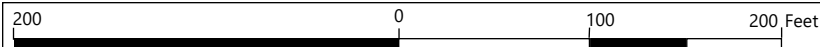


City and County of Denver



Legend

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



WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:1,560

Map Generated 9/26/2025

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.

2023-PROJMSTR-0000380-ROW

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000048-001:

LEGAL DESCRIPTION - ALLEY PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF SEPTEMBER, 2025, AT RECEPTION NUMBER 2025089690 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A portion of Lots 30 and 31, Block 16, VALVERDE, lying within the Southwest 1/4 of Section 9, Township 4 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado, being more particularly described as:

The North 2.00 feet of Lots 30 and 31, Block 16, VALVERDE, City and County of Denver, State of Colorado

Containing 100 sq feet (0.002 acre), more or less

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000048-002:

LEGAL DESCRIPTION - STREET PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF SEPTEMBER, 2025, AT RECEPTION NUMBER 2025089690 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A portion of Lots 30 and 31, Block 16, VALVERDE, lying within the Southwest 1/4 of Section 9, Township 4 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado, being more particularly described as:

The South 2.00 feet of Lots 30 and 31, Block 16, VALVERDE, City and County of Denver, State of Colorado

Containing 100 sq feet (0.002 acre), more or less.



09/10/2025 01:38 PM
City & County of Denver
Electronically Recorded

R \$0.00

WD

2025089690

Page: 1 of 4

D \$0.00

After signing, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202

Project Description: 2025-DEDICATION-0000048
Asset Mgmt No.: 25-213

No Fee

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 28th day of August, 2025, by **LUIS CARLOS GUTIERREZ AND ROSA MARIA RASCON GONZALEZ**, as Joint Tenants, whose address is 1473 W. Maple Avenue, Denver, CO 80223, 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:

LUIS CARLOS GUTIERREZ AND ROSA MARIA RASCON GONZALEZ

By: Luis Carlos Gutierrez T.

By: Rosa Maria Rascon G.

STATE OF Colorado
COUNTY OF Jefferson) ss.

The foregoing instrument was acknowledged before me this 28 day of AUGUST, 2025
by **LUIS CARLOS GUTIERREZ AND ROSA MARIA RASCON GONZALEZ.**

Witness my hand and official seal.

My commission expires: July 9, 2028

Ana Vasquez
Notary Public

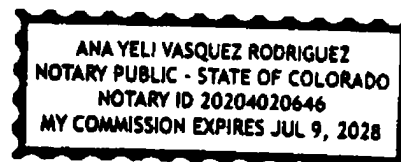


EXHIBIT A
LEGAL DESCRIPTION
SHEET 1 OF 2

PARCEL 1

A portion of Lots 30 and 31, Block 16, VALVERDE, lying within the Southwest 1/4 of Section 9, Township 4 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado, being more particularly described as:

The North 2.00 feet of Lots 30 and 31, Block 16, VALVERDE,
City and County of Denver, State of Colorado

Containing 100 sq feet (0.002 acre), more or less

PARCEL 2

A portion of Lots 30 and 31, Block 16, VALVERDE, lying within the Southwest 1/4 of Section 9, Township 4 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado, being more particularly described as:

The South 2.00 feet of Lots 30 and 31, Block 16, VALVERDE,
City and County of Denver, State of Colorado

Containing 100 sq feet (0.002 acre), more or less.

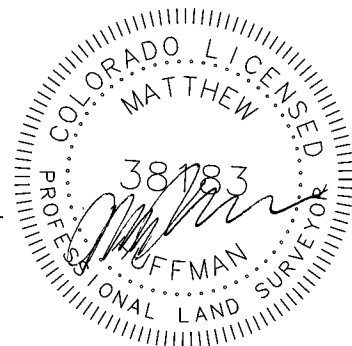
I, Matthew L. Huffman, hereby certify that this legal description, exhibit sketch, and the survey upon which it is based were written and prepared by me or under my direct supervision, and that it is a true and correct representation to the best of my knowledge, information and belief.

By:



July 11, 2025
(date)

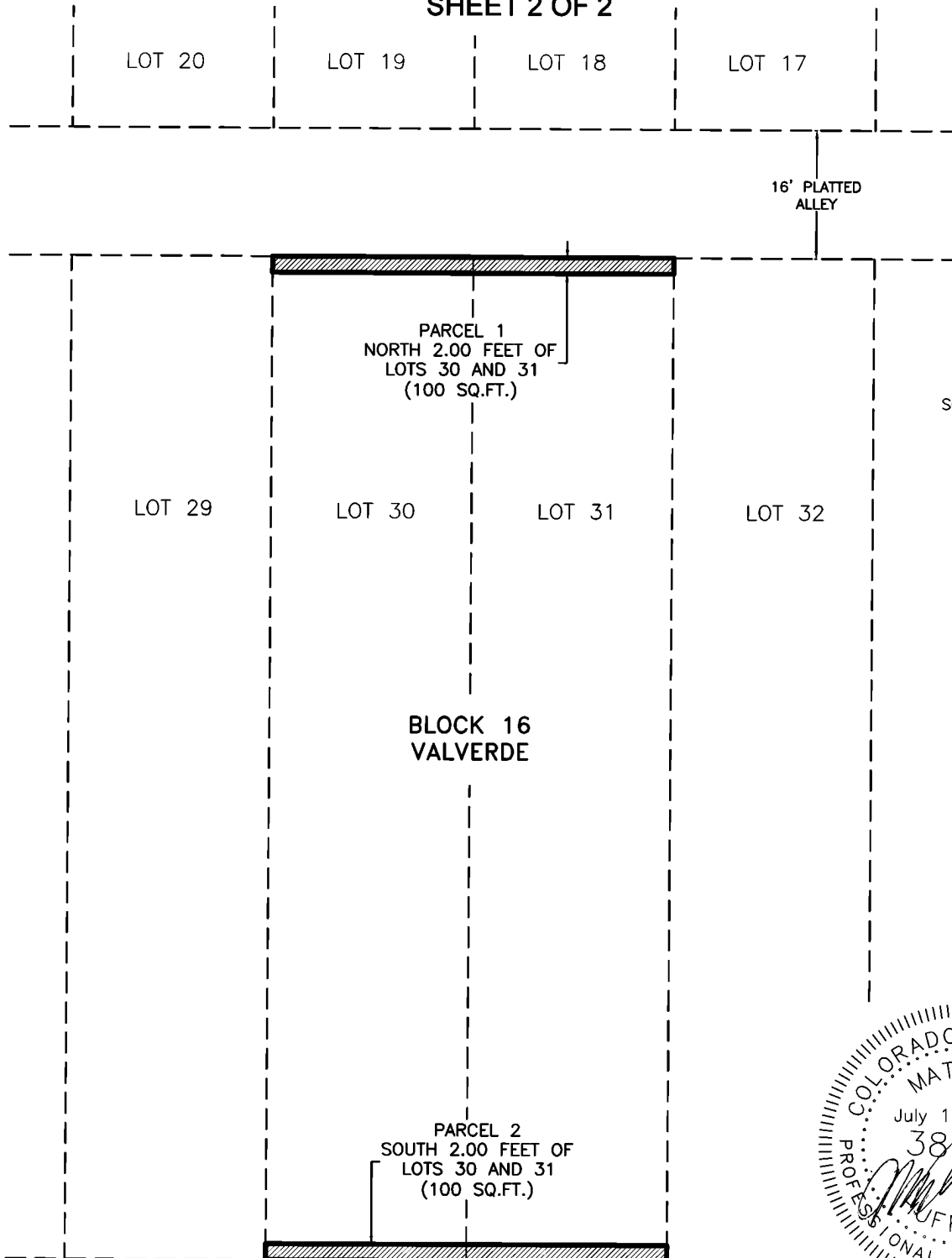
Matthew L. Huffman, PLS
Licensed Professional Land Surveyor,
State of Colorado, No. 38183



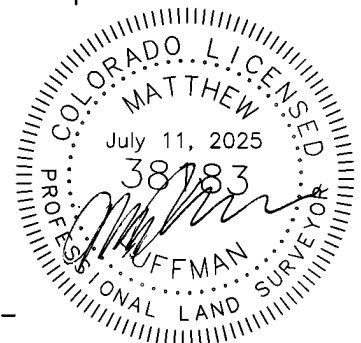
PROJECT NUMBER: 3223-2120

HUFFMAN SURVEYING
PO BOX 12293
DENVER, CO 80212
(303) 421-5263
www.huffmansurveying.com

EXHIBIT A
EXHIBIT SKETCH
SHEET 2 OF 2



SCALE: 1" = 20'



20.00

WEST MAPLE AVENUE
(60' RIGHT OF WAY)

20' RANGE LINE

PROJECT NUMBER: 3223-2120

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