


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 

DATE: June 24, 2025

ROW #: 2024-DEDICATION-0000247 **SCHEDULE #:** Adjacent to 0227113062000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as North Brighton Boulevard, located at the intersection of North Brighton Boulevard and 35th 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 North Brighton Boulevard. 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, "35th and Brighton."

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 Brighton Boulevard. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2024-DEDICATION-0000247-001) HERE.

A map of the area to be dedicated is attached.

GB/SC/DG

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Darrell Watson, District # 9
Councilperson Aide, Bonnie Guillen
Councilperson Aide, Dwight Clark
Councilperson Aide, Darius Shelby
Councilperson Aide, Lynne Lombard
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Director, Right-of-Way Services, Glen Blackburn
Department of Law, Martin Plate
Department of Law, Brad Beck
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Scott Castaneda
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2024-DEDICATION-0000247

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

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team
at MailHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: June 24, 2025

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 Brighton Boulevard, located at the intersection of North Brighton Boulevard and 35th 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: Dalila Gutierrez	Name: Alaina McWhorter
Email: Dalila.Gutierrez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

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

Proposing to demolish an existing commercial building, reconfigure parcels and build a mixed-use structure. The developer was asked to dedicate one parcel as North Brighton Boulevard.

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

7. **City Council District:** Darrell Watson, District # 9

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: 2024-DEDICATION-0000247

Description of Proposed Project: Proposing to demolish an existing commercial building, reconfigure parcels and build a mixed-use structure. The developer was asked to dedicate one parcel as North Brighton Boulevard.

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 Brighton Boulevard.

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 Brighton Boulevard, as part of the development project called, "35th and Brighton."

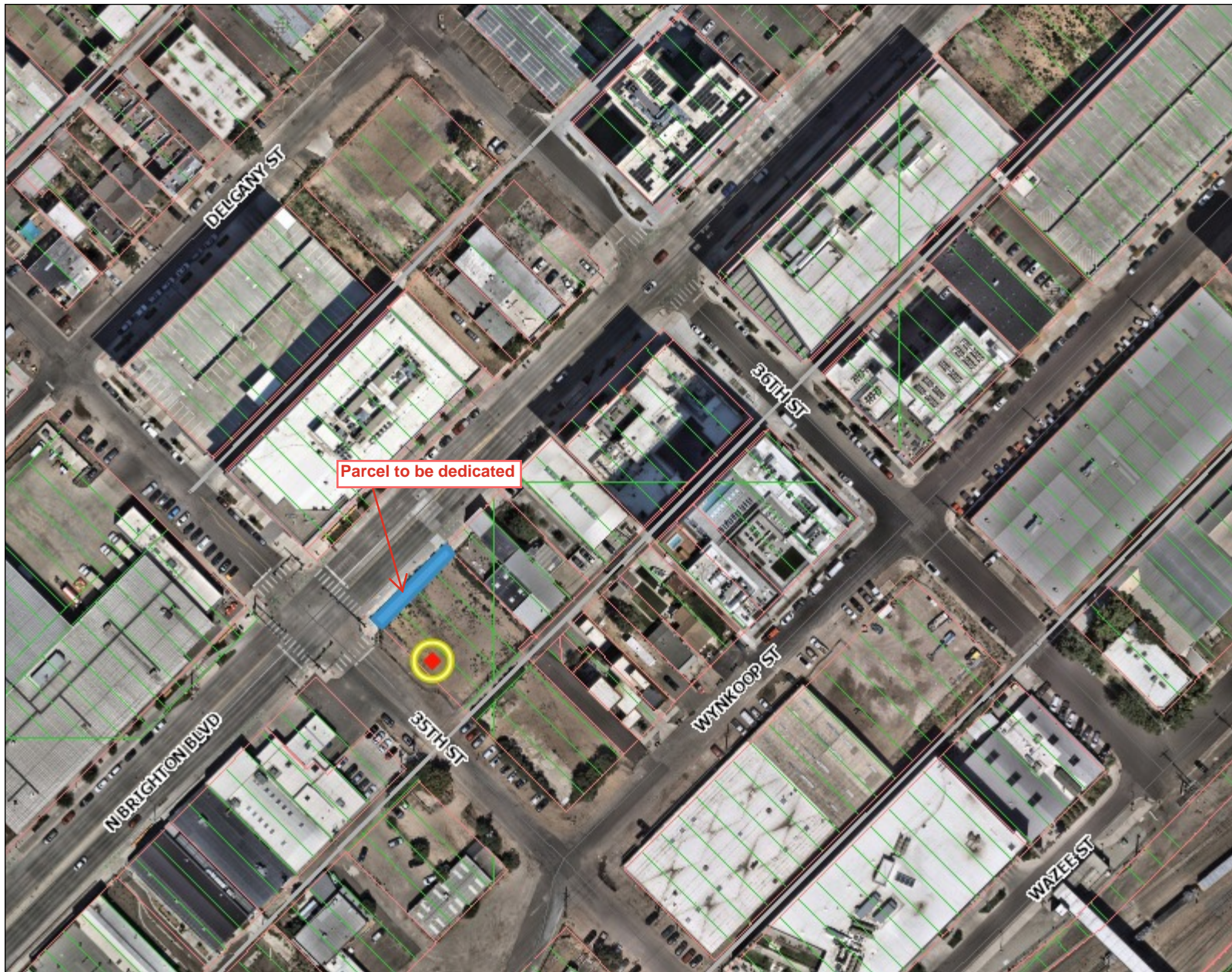
City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave | Denver, CO 80215
www.denvergov.org/doti
Phone: 720-865-3002

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Legend

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



289 0 144.5 289 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:2,257

Map Generated 6/24/2025

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. 2024-DEDICATION-0000247-001:

LEGAL DESCRIPTION – STREET PARCEL

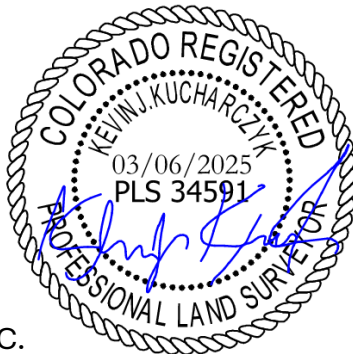
A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF APRIL, 2025, AT RECEPTION NUMBER 2025028183 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PART OF LOTS 13 THROUGH 16, BLOCK 6, FIRST ADDITION TO IRONTON, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHWEST 15 FEET OF LOTS 13 THROUGH 16, BLOCK 6, FIRST ADDITION TO IRONTON.

CONTAINING 1,501 SQUARE FEET OR 0.034 ACRE OF LAND.

KEVIN J. KUCHARCZYK, P.L.S.
COLORADO REG. NO. 34591
FOR AND ON BEHALF OF
R&R ENGINEERS-SURVEYORS, INC.





2025028183

Page: 1 of 4

04/02/2025 02:48 PM
City & County of Denver
Electronically Recorded

R \$0.00

WD

D \$0.00

After signing, return to:
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Division of Real Estate
Denver, Colorado 80202
Project Description: 2024-DEDICATION-0000247
Asset Mgmt No.: 25-076

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 29th day of March, 2025, by **35 BRIGHTON OWNER, LLC**, a Delaware limited liability company, whose address is 176 N. Racine Avenue, Suite 200, Chicago, IL 60607, 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:

35 BRIGHTON OWNER, LLC, a Delaware limited liability company

By: 

Name: EDMUND C. WOODBURY

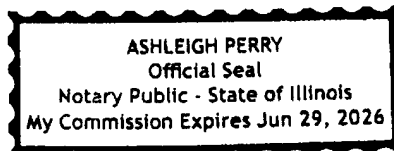
Its: AUTHORIZED SIGNATORY

STATE OF Illinois)
COUNTY OF Cook) ss.

The foregoing instrument was acknowledged before me this 29 day of March, 2025
by Edmund Woodbury, as Authorized Signatory of **35 BRIGHTON OWNER, LLC**, a
Delaware limited liability company.

Witness my hand and official seal.

My commission expires: June 29, 2026



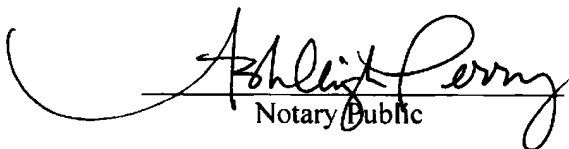

Notary Public

EXHIBIT A

2022PM436-ROW

BEING A PART OF LOTS 13 THROUGH 16, BLOCK 6, FIRST ADDITION TO IRONTON
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH,
 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF DENVER, STATE OF COLORADO
 DESCRIPTION - SEE SHEET 2 FOR MAP

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF LOTS 13 THROUGH 16, BLOCK 6, FIRST ADDITION TO IRONTON LOCATED
 IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE P.M., CITY AND
 COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHWEST 15 FEET OF LOTS 13 THROUGH 16, BLOCK 6, FIRST ADDITION TO IRONTON

CONTAINING 1,501 SQUARE FEET OR 0.034 ACRE OF LAND.

KEVIN J. KUCHARCZYK, P.L.S.
 COLORADO REG. NO. 34591
 FOR AND ON BEHALF OF
 R&R ENGINEERS-SURVEYORS, INC.

**LEGAL**

REVISIONS	3/6/25-TEXT EDITS		Orig. Issue Date: 1/17/2025	Sheet
			Drawn By: MP	1
			Checked By: KJK	of
			Project No. JN20151	2



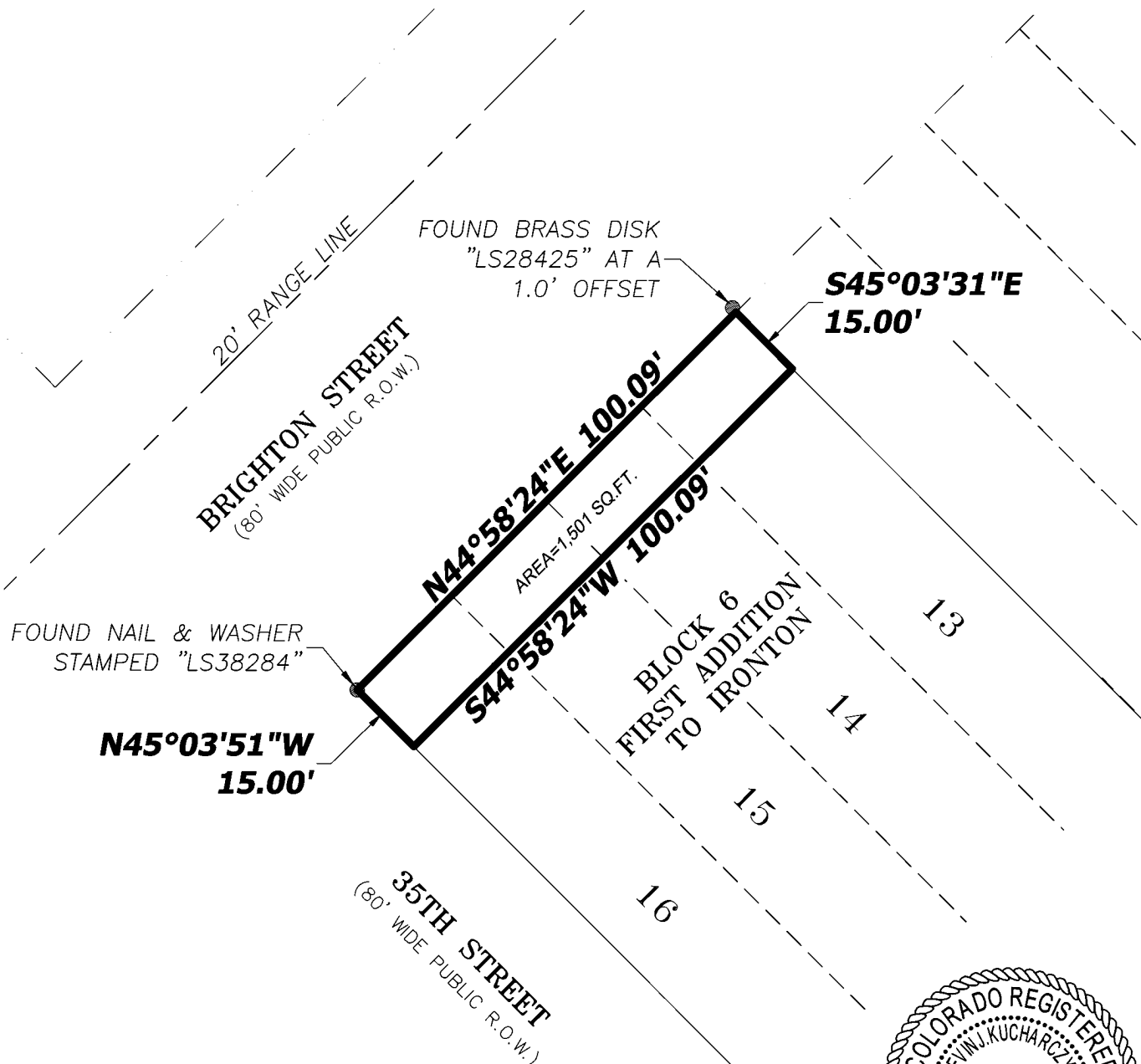
R&R ENGINEERS-SURVEYORS, INC.
 1635 W. 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
 303-753-6730
 www.rrengineers.com

March 6, 2025

EXHIBIT A

2022PM436-ROW

BEING A PART OF LOTS 13 THROUGH 16, BLOCK 6, FIRST ADDITION TO IRONTON
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH,
 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF DENVER, STATE OF COLORADO
 MAP - SEE SHEET 1 FOR DESCRIPTION



0' 30'

SCALE: 1"=30'

NOTE

THIS MAP IS TO DEPICT THE ACCOMPANYING
 DESCRIPTION AND IS FOR INFORMATIONAL
 PURPOSES ONLY. IT DOES NOT REPRESENT A
 MONUMENTED LAND SURVEY.

**EXHIBIT**

REVISIONS	3/6/25-TEXT EDITS	Orig. Issue Date: 1/17/2025	Sheet
		Drawn By: JDM/MJP	2
		Checked By: KJK	of
		Project No. JN20151	2



R&R ENGINEERS-SURVEYORS, INC.
 1635 W. 13TH AVENUE, SUITE 310
 DENVER, COLORADO 80204
 303-753-6730
 www.rrengineers.com

March 6, 2025