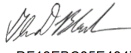




## REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

**TO:** Katherine Ehlers, City Attorney's Office

**FROM:** Glen D. Blackburn, P.E., Director, Right-of-Way Services

Signed by:  
  
DF13EBC85E48471...

**DATE:** December 8, 2025

**ROW #:** 2024-DEDICATION-0000222 **SCHEDULE #:** Adjacent to 1) 0227615016000, 0227615017000, 02276150180000, 0227615019000, and 0227615020000, and 2) 0227615016000, 0227615017000, 02276150180000, 0227615019000, and 0227615020000

**TITLE:** This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) Welton Street, located near the intersection of Welton Street and 28<sup>th</sup> Street, and 2) Public Alley, bounded by Welton Street, 28<sup>th</sup> Street, California Street, and 29<sup>th</sup> 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) Welton Street, and 2) 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, "2821 Welton 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 1) Welton Street, and 2) Public Alley. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2024-DEDICATION-0000222-001, 002) HERE.**

A map of the area to be dedicated is attached.

GB/TS/BVS

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto: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  
DOTI, Deputy Director, Right-of-Way Services, Darion Mayhorn  
Department of Law, Brad Beck  
Department of Law, Katherine Ehlers  
Department of Law, Janet Valdez  
DOTI Survey, Thomas Savich  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2024-DEDICATION-0000222

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

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**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:** December 8, 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 two City-owned parcels of land as Public Right-of-Way as 1) Welton Street, located near the intersection of Welton Street and 28th Street, and 2) Public Alley, bounded by Welton Street, 28th Street, California Street, and 29th 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: Beverly J. Van Slyke	Name: Alaina McWhorter
Email: <a href="mailto:Beverly.VanSlyke@Denvergov.org">Beverly.VanSlyke@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 new mixed-use structure on vacant land. The developer was asked to dedicate two parcels of land as 1) Welton Street, and 2) Public Alley.

**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: \_\_\_\_\_





## EXECUTIVE SUMMARY

**Project Title:** 2024-DEDICATION-0000222

**Description of Proposed Project:** Parcel combination that proposes to build a new mixed-use structure. The developer was asked to dedicate two parcels of land as 1) Welton Street, and 2) 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 1) Welton Street, and 2) 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 1) Welton Street, and 2) Public Alley, as part of the development project called, "2821 Welton 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

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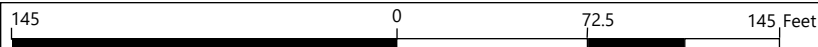


# City and County of Denver



## Legend

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



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City and County of Denver

1:1,128

Map Generated 12/4/2025

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-0000222-001:**

**LEGAL DESCRIPTION - STREET PARCEL #1:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF NOVEMBER, 2025, AT RECEPTION NUMBER 2025114432 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PARCEL 1:

A PARCEL OF LAND BEING A PORTION OF LOTS 21 THROUGH 27, INCLUSIVE, BLOCK 71, CASE & EBERT'S ADDITION TO THE CITY OF DENVER, BEING LOCATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO. SAID PARCEL BEING DESCRIBED AS FOLLOWS:

THE SOUTHEASTERLY 5.00 FEET OF LOTS 21 THROUGH 27, INCLUSIVE, BLOCK 71, CASE & EBERT'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 0.020 ACRES (876.75 SQ. FEET), MORE OR LESS.

**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000222-002:**

**LEGAL DESCRIPTION - ALLEY PARCEL #2:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF NOVEMBER, 2025, AT RECEPTION NUMBER 2025114432 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PARCEL 2:

A PARCEL OF LAND BEING A PORTION OF LOTS 21 THROUGH 27, INCLUSIVE, BLOCK 71, CASE & EBERT'S ADDITION TO THE CITY OF DENVER, BEING LOCATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO. SAID PARCEL BEING DESCRIBED AS FOLLOWS:

THE NORTHWESTERLY 2.00 FEET OF LOTS 21 THROUGH 27, INCLUSIVE, BLOCK 71, CASE & EBERT'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 0.008 ACRES (350.62 SQ. FEET), MORE OR LESS.



11/18/2025 12:10 PM

R \$0.00

D \$0.00

City &amp; County of Denver

WD

Electronically Recorded

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-DED-222**  
**Asset Mgmt No.:25-245**

### **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this 10<sup>th</sup> day of November, 2025, by **2821 WELTON STREET INVESTMENT, LLC**, a Delaware limited liability company, whose address is 2101 Pearl Street, Boulder, CO 80302-4552, 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:

**2821 WELTON STREET INVESTMENT, LLC**, a Delaware limited liability company

By: 

Name: Ross Holbrook

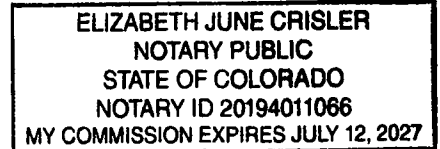
Its: Managing Member

STATE OF Colorado )  
COUNTY OF Boulder ) ss.

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of November, 2025  
by Ross Holbrook, as Managing Member of **2821 WELTON STREET  
INVESTMENT, LLC**, a Delaware limited liability company.

Witness my hand and official seal.

My commission expires: 7-12-27



  
Notary Public



2022-PM-0000377

**EXHIBIT "A"**

SHEET 1 OF 2

**LAND DESCRIPTION**

**PARCEL 1:**

A PARCEL OF LAND BEING A PORTION OF LOTS 21 THROUGH 27, INCLUSIVE, BLOCK 71, CASE & EBERT'S ADDITION TO THE CITY OF DENVER, BEING LOCATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.SAID PARCEL BEING DESCRIBED AS FOLLOWS:

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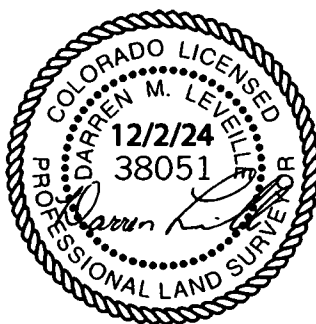
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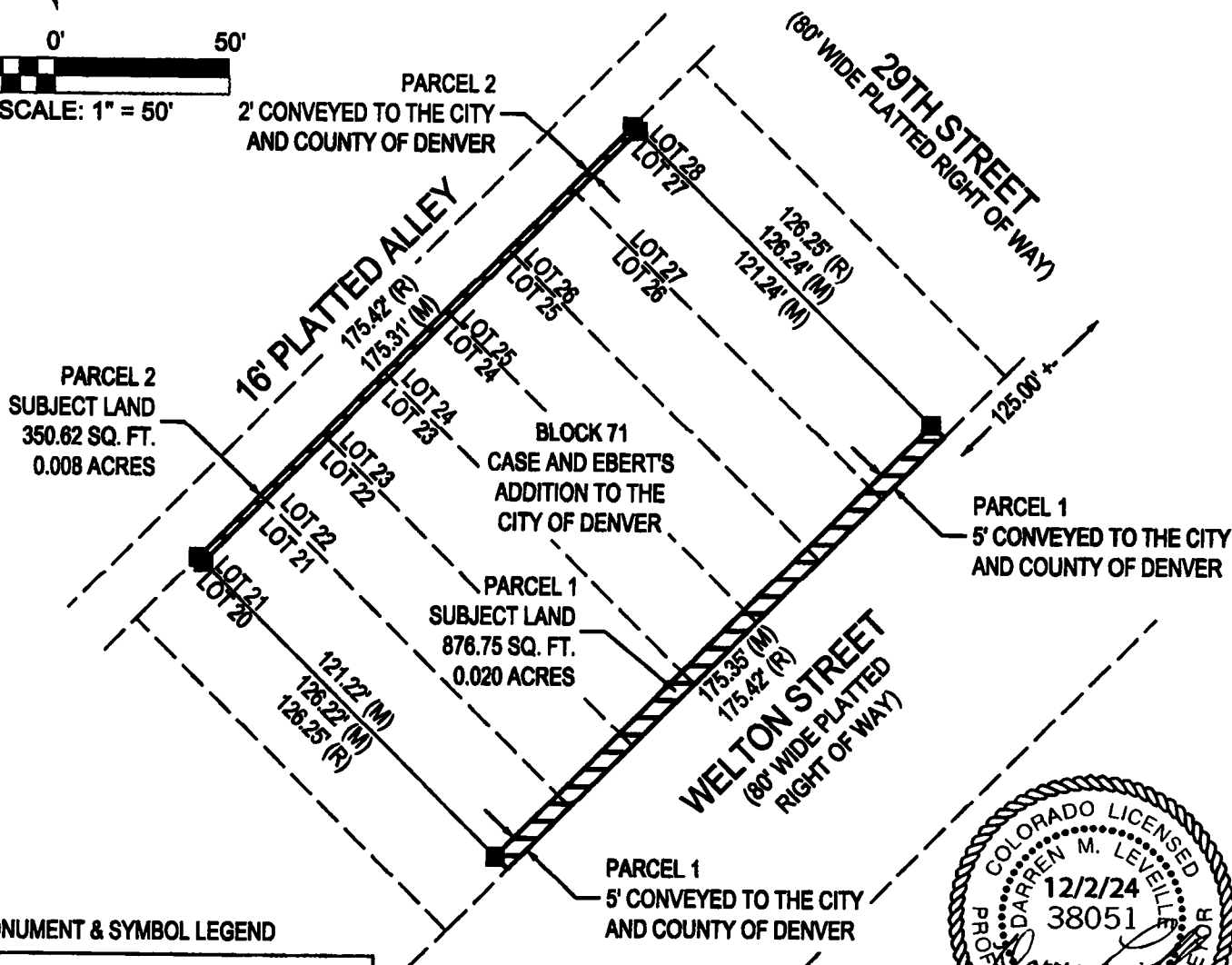
CONTAINING 0.008 ACRES (350.62 SQ. FEET), MORE OR LESS.

Prepared for and on Behalf of  
CobbFendley and Associates  
8585 Concord Center Drive  
Building 1, Suite 300  
Englewood, CO 80112  
Ph: 720.216.1922 Darren Leveille



# EXHIBIT "A"

~ILLUSTRATION~

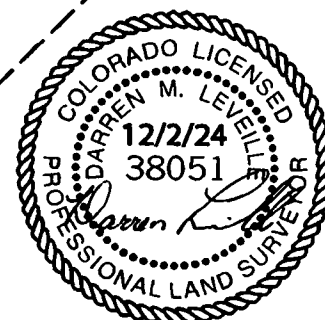


## MONUMENT & SYMBOL LEGEND

- SET 3/4" BRASS TAG WITH ALUMINUM SHANK OR #5 REBAR WITH 1.5" PLASTIC CAP (PLS 38051).
- (R) RECORD INFORMATION PER RECORDED PLATS REFERENCED OF CASE & EBERT'S ADDITION TO THE CITY OF DENVER.

## SURVEY LINE LEGEND

- SUBJECT PROPERTY LINE
- - - ADJOINERS PROPERTY LINE



COBBFENDLEY PROJECT NO.		2208-131-01
CLIENT PROJECT NO.		STOK ON WELTON
REVISION DESCRIPTION		
DRAWN BY:	DML	DATE: 01/08/2024 SCALE: 1" = 50'



8585 CONCORD CENTER DRIVE  
BUILDING 1, SUITE 300  
ENGLEWOOD, CO 80112

720.216.1922 | fax 720.787.4804 | www.cobbfendley.com

~ILLUSTRATION~

BEING LOCATED IN THE SW 1/4 OF SEC. 28,  
T3S, R68W OF THE 6TH P.M.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

REVISION: DRAWING NO. SHEET NO. 2 OF 2