



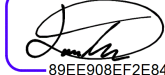
REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

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

DATE: July 27, 2026

ROW #: 2026-DEDICATION-0000002 **SCHEDULE #:** Adjacent to 1) 0221446020000, and 2) 0221446020000

Signed by:

89EE908EF2E84D2...

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) West 38th Avenue, located at the intersection of West 38th Avenue and North Kalamath Street, and 2) Public Alley, bounded by West 38th Avenue, North Kalamath Street, West 39th Avenue, and North Jason 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) West 38th Avenue, 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, "3800 N. Kalamath 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) West 38th Avenue, and 2) Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2026-DEDICATION-0000002-001, 002) HERE.

A map of the area to be dedicated is attached.

DTM/BP/DG

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Amanda P. Sandoval District # 1
Councilperson Aide, Gina Volpe
Councilperson Aide, Melissa Horn
Councilperson Aide, Alessandra Dominguez
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, Brian Pfohl
DOTI Ordinance
MileHighOrdinance
Owner: City and County of Denver
Project file folder 2026-DEDICATION-0000002

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

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 questionsDate of Request: July 27, 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 two City-owned parcels of land as Public Right-of-Way as 1) West 38th Avenue, located at the intersection of West 38th Avenue and North Kalamath Street, and 2) Public Alley, bounded by West 38th Avenue, North Kalamath Street, West 39th Avenue, and North Jason 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:

Project proposes to scrape an existing commercial structure and build a new commercial structure. The developer was asked to dedicate two parcels as 1) West 38th Avenue, and 2) Public Alley.

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

11. City Council District: Amanda P. Sandoval, District # 1

****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?



EXECUTIVE SUMMARY

Project Title: 2026-DEDICATION-0000002

Description of Proposed Project: Project proposes to scrape an existing commercial structure and build a new commercial structure. The developer was asked to dedicate two parcels as 1) West 38th Avenue, 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) West 38th Avenue, 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

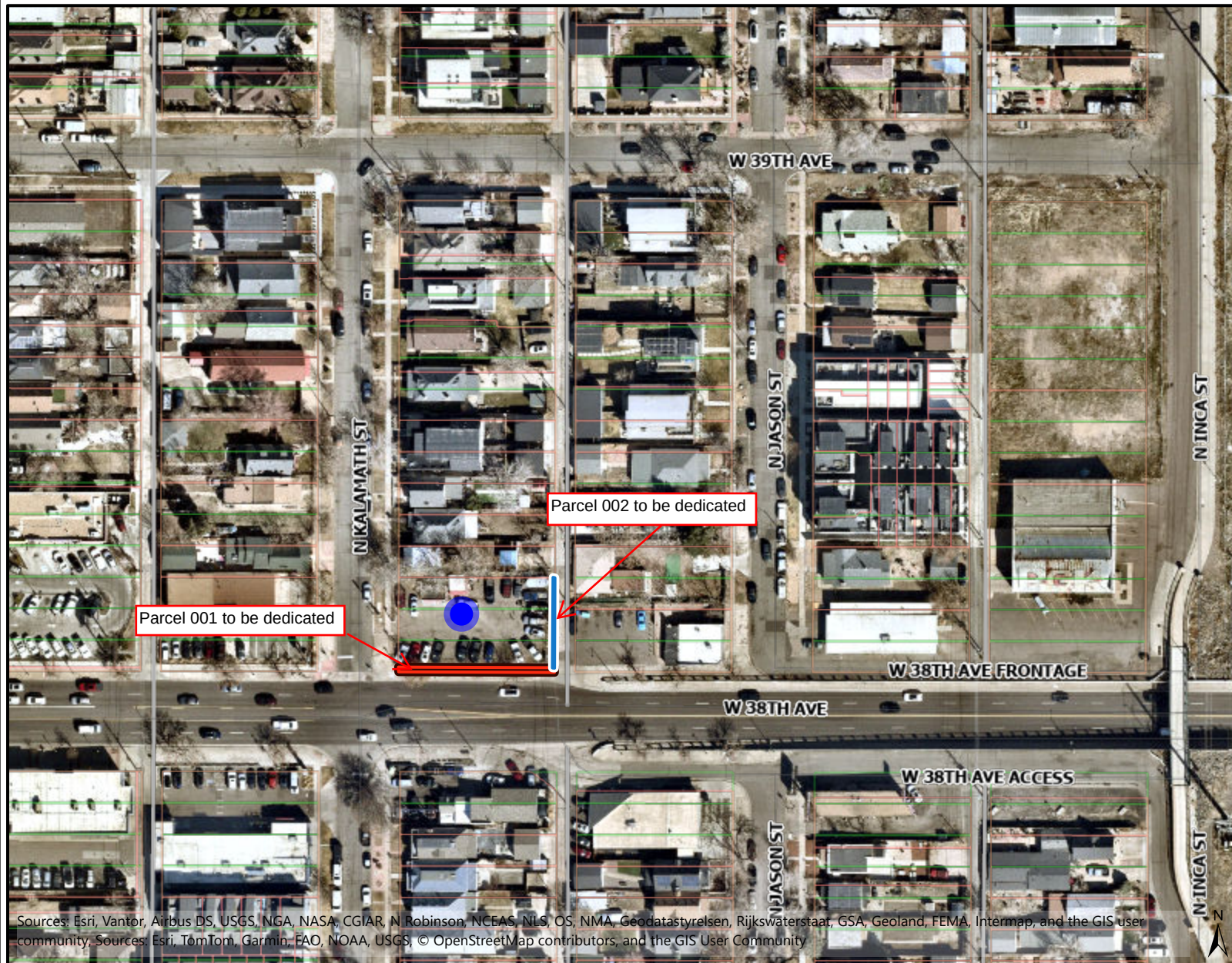
Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) West 38th Avenue, and 2) Public Alley, as part of the development project called, "3800 N. Kalamath St."

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/dotj
Phone: 720-865-3002

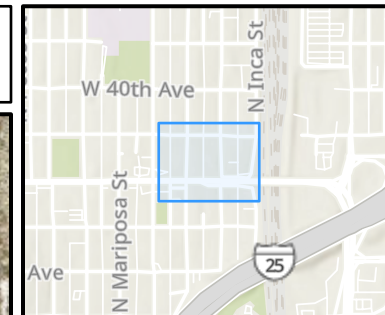
CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV



2026-DEDICATION-0000002



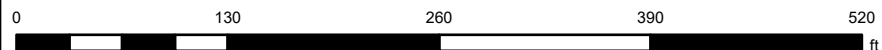
Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Legend

Denver Base Layers

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



Map Generated: 07-21-2026

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. 2026-DEDICATION-0000002-001:

LEGAL DESCRIPTION – STREET PARCEL NO 1

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 15TH DAY OF JULY, 2026, AT RECEPTION NUMBER 2026086440 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 THE LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED JUNE 14, 2021 AT RECEPTION NO. 2021111375 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 21, 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 SOUTH 6.00 FEET OF LOT 15, BLOCK 47, VIADUCT ADDITION, PER THE PLAT RECORDED OCTOBER 8, 1887 IN BOOK 4, PAGE 46 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF ARAPAHOE, STATE OF COLORADO, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINS 750 SQUARE FEET OR 0.017 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000002-002:

LEGAL DESCRIPTION – ALLEY PARCEL NO 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 15TH DAY OF JULY, 2026, AT RECEPTION NUMBER 2026086440 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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THE EAST 2.50 FEET OF LOT 13, LOT 14 AND LOT 15, BLOCK 47, VIADUCT ADDITION, PER THE PLAT RECORDED OCTOBER 8, 1887 IN BOOK 4, PAGE 46 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF ARAPAHOE, STATE OF COLORADO, EXCEPT THE SOUTH 6.00 FEET OF SAID LOT 15, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINS 172 SQUARE FEET OR 0.004 ACRES, MORE OR LESS.



07/15/2026 09:20 AM
City & County of Denver
Electronically Recorded

R \$43.00

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: 2026-DEDICATION-0000002
Asset Mgmt No.:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 14th day of July, 2026, by **E & N LOHI COLLABORATIVE LLC**, a Colorado limited liability company, whose address is 4455 Stuart Street, Denver, CO 80202, 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:

E & N LOHI COLLABORATIVE LLC, a Colorado limited liability company

By: _____

Name: Nathaniel Boyer

Its: Manager

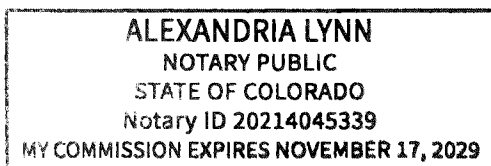
STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 14th day of July, 2026
by Nathaniel Boyer, as Manager of **E & N LOHI COLLABORATIVE
LLC**, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 11/17/2029

Alexandra Lynn
Notary Public



2025-PROJMSTR-0000324-ROW

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED JUNE 14, 2021 AT RECEPTION NO. 2021111375 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 21, 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:

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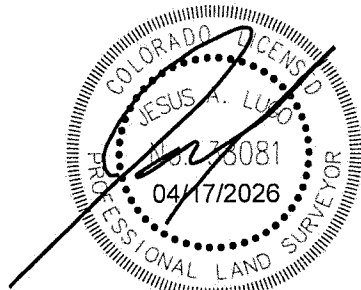
PARCEL 2:

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CONTAINS 172 SQUARE FEET OR 0.004 ACRES, MORE OR LESS.

ALL AS SHOWN ON THE ILLUSTRATION ATTACHED HERETO, MADE A PART HEREOF.



JESUS A. LUGO, PLS 38081
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC
14550 EAST EASTER AVENUE, UNIT 1000
CENTENNIAL, COLORADO 80112

EXHIBIT "A"

2025-PROJMSTR-0000324-ROW

ILLUSTRATION

