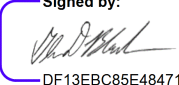




REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

FROM: Glen D. Blackburn, P.E., Director, Right-of-Way Services  Signed by:
DF13EBC85E48471...

DATE: November 3, 2025

ROW #: 2017-DEDICATION-0000096 **SCHEDULE #:** 0227106053000

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 36th 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, "Revolution 360."

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 # (2017-DEDICATION-0000096-001) HERE.

A map of the area to be dedicated is attached.

GB/SC/BVS

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
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, Janet Valdez
DOTI Survey, Scott Castaneda
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2017-DEDICATION-0000096

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: 720-913-1311

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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: November 3, 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 36th 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: Beverly.VanSlyke@Denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:
Constructed a commercial office building. The developer was asked to dedicate a 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>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: 2017-DEDICATION-0000096

Description of Proposed Project: Constructed a commercial office building. The developer was asked to dedicate a 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, "Revolution 360."

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: 720-913-1311

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City and County of Denver



Legend

- Streets
- Alleys
- Lakes
- 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 11/3/2025

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. 2017-DEDICATION-0000096-001:**LAND DESCRIPTION – STREET PARCEL:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 20TH DAY OF MARCH, 2018, AT RECEPTION NUMBER 2018032656 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; AND LOCATED IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING A PORTION OF LOTS 21 THROUGH 32 INCLUSIVE, BLOCK 7, IRONTON AND THE FIRST ADDITION TO IRONTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF SAID LOT 21, AT WHICH POINT THE LOWER LIMITS ARE ELEVATION 5190.02 FEET (NAVD 88), BEING 1.00 FEET BELOW PROPOSED FINISHED GRADE;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 21, S45°01'47"E, 8.00 FEET, AT WHICH POINT THE LOWER LIMITS ARE ELEVATION 5190.02 FEET (NAVD 88), BEING 1.00 FEET BELOW PROPOSED FINISHED GRADE;

THENCE ALONG A LINE 8.00 FEET DISTANT FROM AND PARALLEL WITH THE NORTHWESTERLY LINE OF LOTS 21 THROUGH 32 INCLUSIVE, S44°58'43"W, 305.09 FEET, AT WHICH POINT THE LOWER LIMITS ARE ELEVATION 5186.47 FEET (NAVD 88), BEING 1.00 FEET BELOW PROPOSED FINISHED GRADE;

THENCE ALONG A LINE PARALLEL WITH AND 5.00 FEET DISTANT FROM THE SOUTHWESTERLY LINE OF SAID LOT 32, N45°00'58"W, 8.00 FEET, AT WHICH POINT THE LOWER LIMITS ARE ELEVATION 5186.47 FEET (NAVD 88), BEING 1.00 FEET BELOW PROPOSED FINISHED GRADE;

THENCE ALONG THE NORTHWESTERLY LINE OF LOTS 21 THROUGH 32 INCLUSIVE, N44°58'43"E, 305.09 FEET TO THE POINT OF BEGINNING, AT WHICH POINT THE LOWER LIMITS ARE ELEVATION 5190.02 FEET (NAVD 88), BEING 1.00 FEET BELOW PROPOSED FINISHED GRADE.

CONTAINING 2,441 SQUARE FEET OR 0.056 ACRES, MORE OR LESS.

BEARINGS USED HEREIN ARE BASED ON A 19.75' RANGE LINE ON 36TH STREET BETWEEN BRIGHTON BLVD. AND WYNKOOP ST., BEING S45°00'58"E USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT THE NORTHWEST ON BRIGHTON BLVD. BY A FOUND 2.5" ALUMINUM CAP STAMPED PLS 37929 IN RANGE BOX. AND MONUMENTED ON THE SOUTHEAST AT WYNKOOP ST. BY A FOUND AXLE IN RANGE BOX.

REFERENCE BENCHMARK: CITY AND COUNTY OF DENVER BENCHMARK Y_313, BEING A CITY COUNTY OF DENVER BRASS CAP, NEXT TO RAILROAD TRACKS AT WAZEE ST. HAVING AN ELEVATION OF 5190.38 FEET (NAVD 88).



2018032656

Page: 1 of 5

D \$0.00

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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 20th day of MARCH, 2018, by **3600 BRIGHTON BLVD LLC**, a Colorado limited liability company, whose address is 6950 S Potomac St, Suite 100 Centennial, CO 80112, 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;

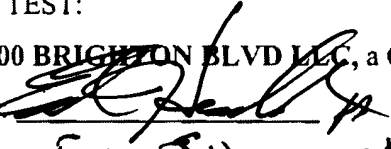
TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee, and its successors and assigns forever. Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the 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:

3600 BRIGHTON BLVD LLC, a Colorado Limited Liability Company

By 

Name: EDDIE J. HASELDEL

Its: MANAGER

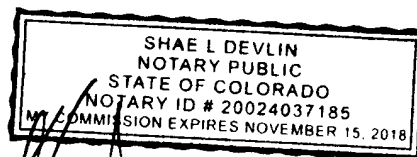
STATE OF Colorado)
) ss.

COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 14th day of March, 2018
by Eddie J. Haselden, as Manager of 3600 BRIGHTON BLVD LLC, a
Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: 11/15/2018



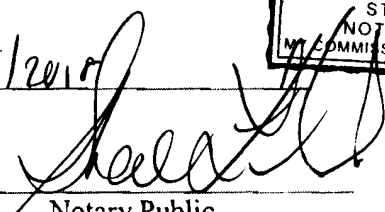

Notary Public

EXHIBIT A
LAND DESCRIPTION
PAGE 1 OF 3

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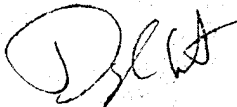
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EXHIBIT A
LAND DESCRIPTION
PAGE 2 OF 3

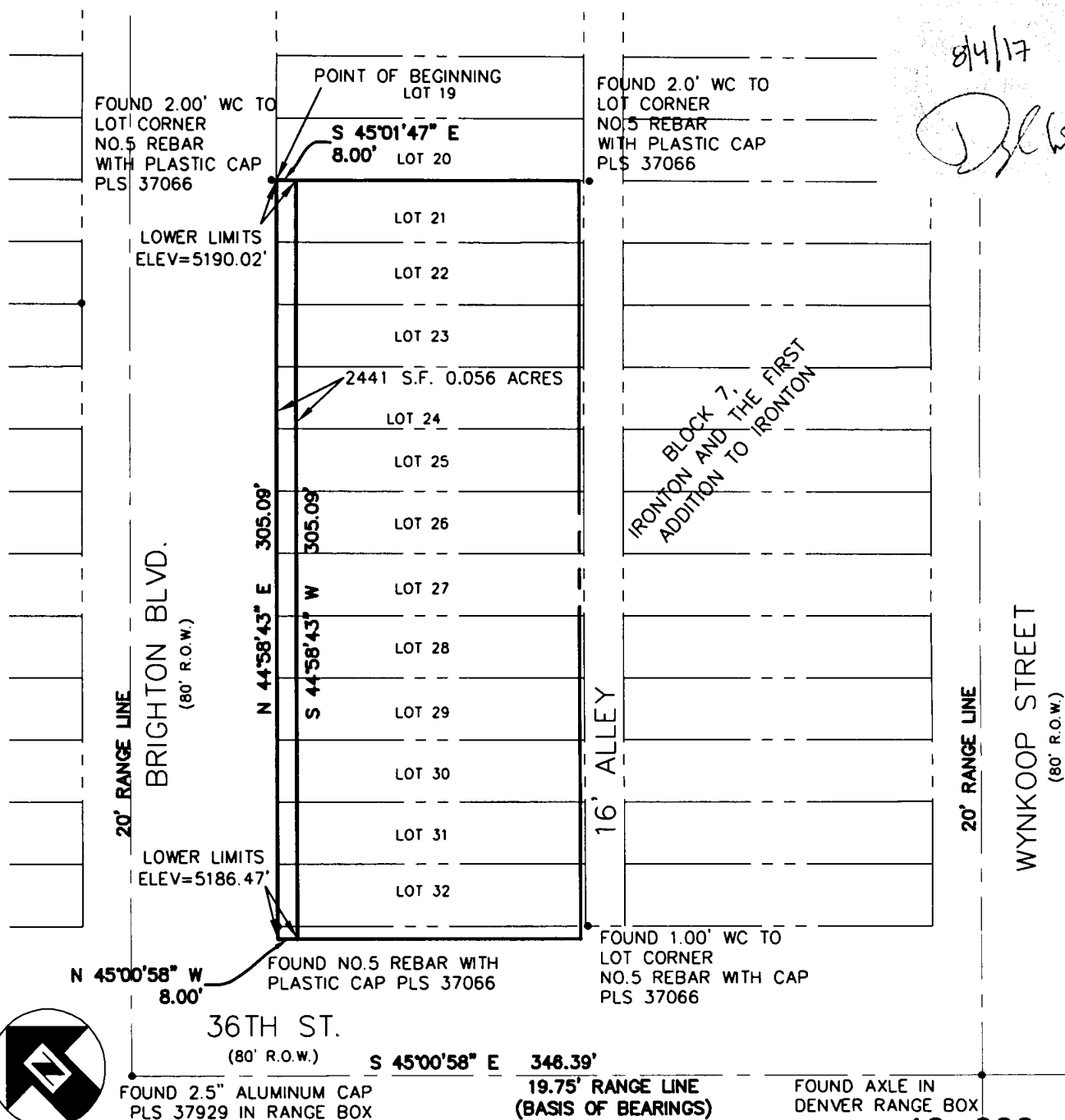
LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS H. ORT III, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO,
DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION, AND ON THE BASIS OF MY KNOWLEDGE,
INFORMATION AND BELIEF, IS CORRECT.

DOUGLAS H. ORT III, COLORADO PLS 37066
WILSON & COMPANY
1675 BROADWAY, SUITE 200
DENVER, CO 80202
DHORTIII@WILSONCO.COM
PH 303-501-1221
FAX 303-297-2693

8/4/17


LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, T3S, R68W, OF THE 6TH
P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO
PAGE 3 OF 3



16-600-405

						SHT. NO. 3 OF 3	 WILSON & COMPANY 1675 Broadway Suite 200 Denver, CO 80202 Phone: 303-297-2976 Fax: 303-297-2693
						SCALE: 1" = 60'	
						DWN BY TJB	
						DATE 3-30-2017	
						CHK BY	
						PROJ MGR. DHO	
NO.	REVISION DESCRIPTION	BY	DATE	CHK'D	APP'D	CLIENT APP:	3600 BRIGHTON BLVD DENVER, CO 80216 CITY AND COUNTY OF DENVER STATE OF COLORADO