



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: April 9, 2026

ROW #: 2025-DEDICATION-0000071 **SCHEDULE #:** Adjacent to 0505205019000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as North Irving Street, located at the intersection of North Irving Street and West Colfax Avenue.

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 Irving Street. 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, “1400 Java Court.”

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 Irving Street. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000071-001) HERE.

A map of the area to be dedicated is attached.

GB/JL/BVS

- 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, Brad Beck
- Department of Law, Katherine Ehlers
- Department of Law, Janet Valdez
- Department of Law, Mar’quasa Maes
- DOTI Survey, Johanna Lee
- DOTI Ordinance
- Mile High Ordinance
- Owner: City and County of Denver
- Project file folder 2025-DEDICATION-0000071

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

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: April 9, 2026

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 Irving Street, located at the intersection of North Irving Street and West Colfax Avenue.

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 is needed:
Proposing a site mobile battery energy storage system and associated equipment on vacant land. The developer was asked to dedicate a parcel as North Irving Street.

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 (A)</i>	<i>Additional Funds (B)</i>	<i>Total Contract Amount (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-0000071

Description of Proposed Project: Proposing a site mobile battery energy storage system and associated equipment on vacant land. The developer was asked to dedicate a parcel as North Irving Street.

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 Irving Street.

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 Irving Street, as part of the development project called, "1400 Java Court."

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
- ▭ 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: 4/9/2026

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. 2025-DEDICATION-000071-001:

LAND DESCRIPTION - STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF APRIL, 2026, AT RECEPTION NUMBER 2026034350 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A parcel of land lying in the northwest one-quarter (NW 1/4) of Section 5, Township 4 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado, being a portion of Block 2, GRAY'S SUBDIVISION OF LOTS 1 & 16 of MAPLE GROVE, City and County of Denver Records, described as follows:

Beginning at the southeast corner of Lot 6, Block 2, said GRAY'S SUBDIVISION OF LOTS 1 & 16 of MAPLE GROVE, whence the CCD Range Point located at the intersection of Irving Street and W. 14th Ave (going east), a found axle in range box, thereof bears S06°12'11"E, 201.74 feet;

thence S89°47'07"W, 9.00 feet along the south line said Lot 6;
thence N00°30'48"W, 130.03 feet, parallel to the east line of said Block 2 and to the 20' Range Line for Irving Street, to a point on the south line of Ordinance 156 Series 1964, Book 9248 Page 419 (1964);
thence N89°46'47"E, 4.00 feet, along said south line, to the westerly line of Ordinance 152 Series 1964 (Parcel B);
thence S27°01'10"E, 11.20 feet, along said westerly line, to the east line of said Block 2; thence S00°30'48"E, 120.03 feet, along said east line, to the Point of Beginning.

Containing 1,145 square feet (0.0263 ac) more or less.

All lineal distances shown hereon are in U.S. Survey Feet.

For the purpose of this description, bearings are based on the 20-foot Range Line along Irving Street between the CCD Range Point at W. 14th Ave (going west) and the CCD Range Point at W. 14th Ave (going east), which is assumed to bear N00°30'48"W, monumented and shown attached hereto.



04/01/2026 03:35 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: 2025-DEDICATION-0000071
Asset Mgmt No.: 26-023

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 25th day of March, 2026, by **PUBLIC SERVICE COMPANY OF COLORADO**, a Colorado corporation, whose address is 3500 Blake Street, Denver, Colorado 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:

PUBLIC SERVICE COMPANY OF COLORADO, a Colorado corporation

By: DocuSigned by:
Adam R Pena
8E20E042C0BD49F...

Name: Adam Pena

Its: Senior Manager, Right of Way and Permits Department

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 26th day of March, 2026
by Adam R Pena, as Senior Manager, Right of way and Permits Department of **PUBLIC SERVICE COMPANY OF COLORADO**, a Colorado corporation.

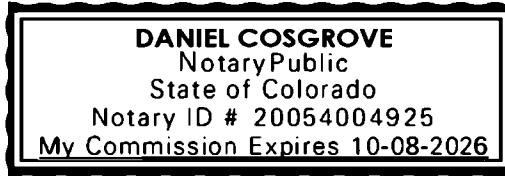
Witness my hand and official seal.

My commission expires: 10/08/2026

DAN: 20054004925-162248

DocuSigned by:
Daniel Cosgrove
5B781673E7B0485...
Notary Public

DS





2025-PM-0000060-ROW

**EXHIBIT A
LEGAL DESCRIPTION
PAGE 1 OF 2**

A parcel of land lying in the northwest one-quarter (NW 1/4) of Section 5, Township 4 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado, being a portion of Block 2, GRAY'S SUBDIVISION OF LOTS 1 & 16 of MAPLE GROVE, City and County of Denver Records, described as follows:

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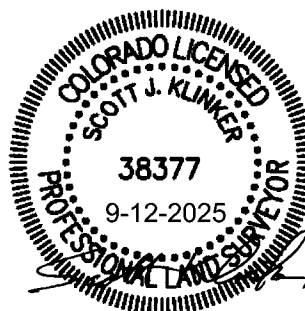
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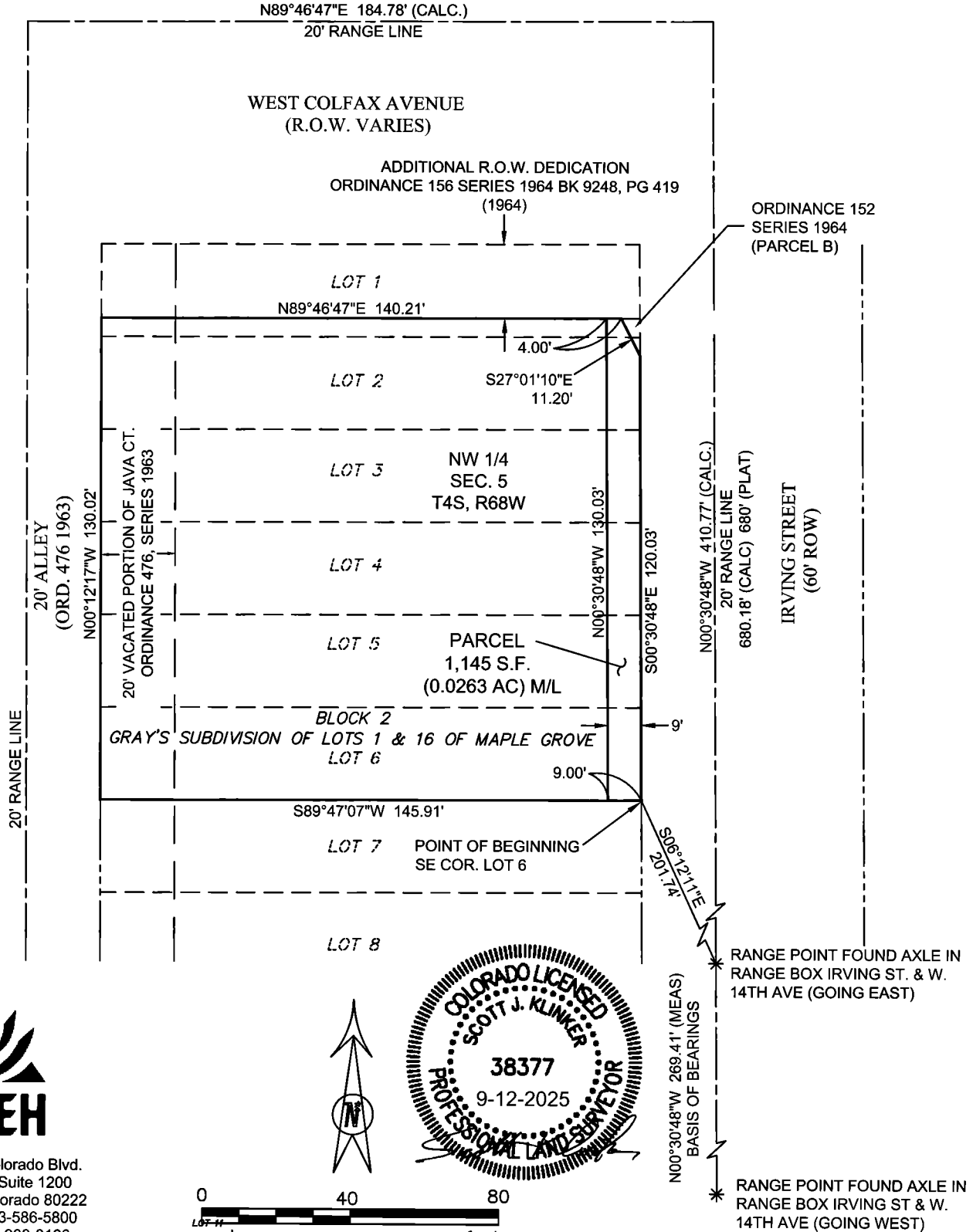
The author of this description is Scott J. Klinker, PLS 38377, prepared on behalf of SEH Inc., 2000 South Colorado Boulevard, Tower 2, Suite 1200, Denver, CO 80222, on September 9, 2025, under Job No. 180426-4.0, for Public Service Company of Colorado, and is not to be construed as representing a monumented land survey.



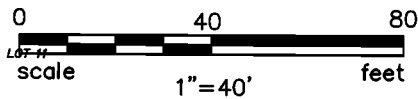
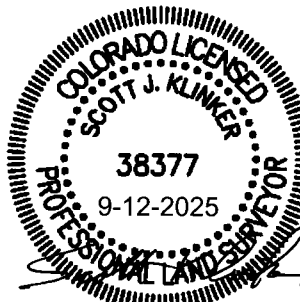
Scott J. Klinker, PLS 38377

EXHIBIT A
ILLUSTRATION
PAGE 2 OF 2

2025-PM-0000060-ROW



2000 S. Colorado Blvd.
Tower 2, Suite 1200
Denver, Colorado 80222
Phone: 303-586-5800
FAX: 888-908-8166
www.sehinc.com



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