



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: October 7, 2025

ROW #: 2023-DEDICATION-0000247 **SCHEDULE #:** 1) 0516104014000 and 2) 0516104014000
and 3) 0516104014000

Signed by:

DF13EBC85E48471...

TITLE: This request is to dedicate three City-owned parcels of land as Public Right-of-Way as 1) West Nevada Place, located at the intersection of West Nevada Place and South Navajo Street, 2) South Navajo Street, located at the intersection of South Navajo Street and West Nevada Place, and 3) Public Alley, bounded by West Nevada Place, South Navajo Street, West Alaska Place, and South Lipan 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 Nevada Place, 2) South Navajo Street, and 3) 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, "354 S Navajo 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 Nevada Place, 2) South Navajo Street, and 3) Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000247-001, 002, 003) HERE.

A map of the area to be dedicated is attached.

GB/DS/BV

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Flor Alvidrez, District # 7
Councilperson Aide, Mark Montoya
Councilperson Aide, Caleb Todd
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, Mar'quasa Maes
DOTI Survey, Dana Sperling
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2023-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

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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 questionsDate of Request: October 7, 2025Please mark one: ☐ Bill Request or ☒ Resolution RequestPlease 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 three City-owned parcels of land as Public Right-of-Way as 1) West Nevada Place, located at the intersection of West Nevada Place and South Navajo Street, 2) South Navajo Street, located at the intersection of South Navajo Street and West Nevada Place, and 3) Public Alley, bounded by West Nevada Place, South Navajo Street, West Alaska Place, and South Lipan 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: Barbara Valdez	Name: Alaina McWhorter
Email: Barbara.Valdez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

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

This project proposes to build a 6-unit townhome structure on vacant land. The developer was asked to dedicate three parcels of land as 1) West Nevada Place, 2) South Navajo Street, and 3) Public Alley.

6. City Attorney assigned to this request (if applicable):**7. City Council District:** Flor Alvidrez, District #7**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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

Project Title: 2023-DEDICATION-0000247

Description of Proposed Project: This project proposes to build a 6-unit townhome structure on vacant land. The developer was asked to dedicate three parcels of land as 1) West Nevada Place, 2) South Navajo Street, and 3) 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 Nevada Place, 2) South Navajo Street, and 3) 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 Nevada Place, 2) South Navajo Street, and 3) Public Alley, as part of the development project called, "354 S Navajo 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
Phone: 720-865-3002

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City and County of Denver



Legend

- Streets
- Alleys
- County Boundary
- Parcels

289 0 144.5 289 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:2,257

Map Generated 10/3/2025

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.

2021-PROJMSTR-0000609-ROW

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000247-001:

LEGAL DESCRIPTION - STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF FEBRUARY, 2024, AT RECEPTION NUMBER 2024011122 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 LOTS 23 AND 24 INCLUSIVE OF BLOCK 35 OF VALVERDE, CITY AND COUNTY OF DENVER, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 3.00 (THREE) FEET OF SAID LOTS 23 AND 24, INCLUSIVE OF BLOCK 35 OF VALVERDE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING +/-165 SQUARE FEET OR +/-0.004 ACRES OF LAND, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000247-002:

LEGAL DESCRIPTION – STREET PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF FEBRUARY, 2024, AT RECEPTION NUMBER 2024011122 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 LOT 24 INCLUSIVE OF BLOCK 35 OF VALVERDE, CITY AND COUNTY OF DENVER, LYING WITHIN THE NORTHEAST QUARTER (NE ¼) OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 2.00 (TWO) FEET OF SAID LOT 24, EXCEPT THE NORTH 3.00 (THREE) FEET OF THE WEST 2.00 (TWO) FEET OF SAID LOT 24, INCLUSIVE OF BLOCK 35 OF VALVERDE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING +/-244 SQUARE FEET OR +/-0.006 ACRES OF LAND, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2023—DEDICATION-0000247-003:

LEGAL DESCRIPTION - ALLEY PARCEL #3:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF FEBRUARY, 2024, AT RECEPTION NUMBER 2024011122 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 LOTS 23 AND 24 INCLUSIVE OF BLOCK 35 OF VALVERDE, CITY AND COUNTY OF DENVER, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 16,

2021-PROJMSTR-0000609-ROW

TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 2.00 (TWO) FEET OF SAID LOTS 23 AND 24, EXCEPT THE WEST 2.00 (TWO) FEET OF THE SOUTH 2.00 (TWO) FEET OF SAID LOT 24, INCLUSIVE OF BLOCK 35 OF VALVERDE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING +/-106 SQUARE FEET OR +/-0.002 ACRES OF LAND, MORE OR LESS.



02/09/2024 04:09 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: 2023-DEDICATION-0000247
Asset Mgmt No.: 24-022

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 2nd day of February, 2024, by **NAVAJO PROPERTIES, LLC**, a Colorado limited liability company, whose address is 5451 N. Mesa Dr., Castle Rock, CO 80108, 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:

by **NAVAJO PROPERTIES, LLC**, a Colorado limited liability company

By: *Lion Lam*

Name: Lion Lam

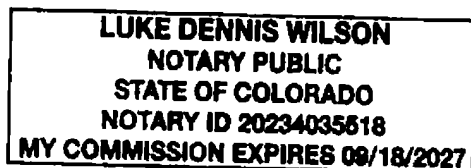
Its: member

STATE OF Colorado)
COUNTY OF Douglas) ss.

The foregoing instrument was acknowledged before me this 2nd day of February, 2024
by Lion Lam, as member of by **NAVAJO PROPERTIES, LLC**, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 09/18/2027



Luke Dennis Wilson
Notary Public

EXHIBIT A
LAND DESCRIPTIONS
SHEET 1 OF 2

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF LOTS 23 AND 24 INCLUSIVE OF BLOCK 35 OF VALVERDE, CITY AND COUNTY OF DENVER, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL 2

A PARCEL OF LAND BEING A PORTION OF LOT 24 INCLUSIVE OF BLOCK 35 OF VALVERDE, CITY AND COUNTY OF DENVER, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL 3

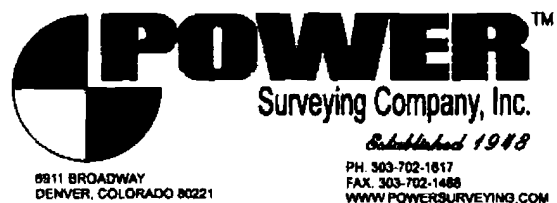
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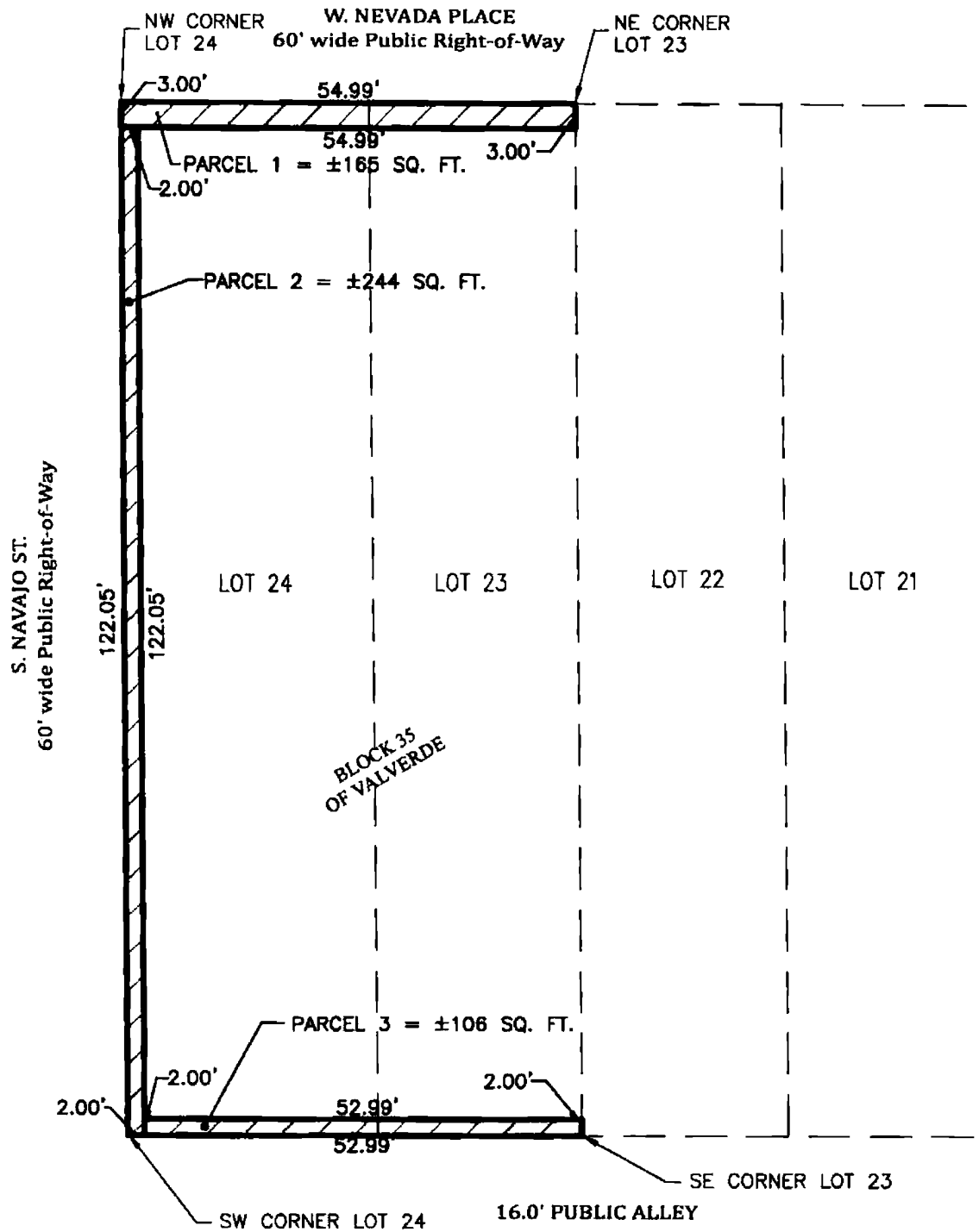
Richard B. Gabriel, P.L.S.
Colorado License #37929
For and on behalf of Power Surveying Company, Inc.
303-702-1617



DRAWING BY: RBG
FILE NO. 18-017 DEDICATION.DWG

DATE 11/10/2023

EXHIBIT A
EXHIBIT OF LAND DESCRIPTIONS
SHEET 2 OF 2



SCALE: 1" = 20'



0' 10' 20'



6911 BROADWAY
DENVER, COLORADO 80221

Established 1948
PH 303-702-1817
FAX 303-702-1488
WWW.POWERSURVEYING.COM

DRAWING BY: RBG
FILE NO. 18-017 DEDICATION.DWG

DATE 11/10/2023