




**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 29, 2026

**ROW #:** 2023-DEDICATION-0000100 **SCHEDULE #:** 1) 0505332038000 and 2) 0505332039000

**TITLE:** This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) North Federal Boulevard, located at the intersection of North Federal Boulevard and West 8<sup>th</sup> Avenue, and 2) Public Alley, bounded by West 8<sup>th</sup> Avenue, North Grove Street, West 9<sup>th</sup> Avenue, and North Federal Boulevard.

**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) North Federal Boulevard, 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, “Federal & 8th Murphy USA Redevelopment.”

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) North Federal Boulevard, and 2) Public Alley. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000100-001, 002) HERE.**

A map of the area to be dedicated is attached.

GB/DS/BVS

- cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)
- City Councilperson, Jamie Torres District #3
- Councilperson Aide, Daisy Rocha
- 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, Dana Sperling
- DOTI Ordinance
- Mile High Ordinance
- Owner: City and County of Denver
- Project file folder 2023-DEDICATION-0000100

**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

**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 29, 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 two City-owned parcels of land as Public Right-of-Way as 1) North Federal Boulevard, located at the intersection of North Federal Boulevard and West 8th Avenue, and 2) Public Alley, bounded by West 8th Avenue, North Grove Street, West 9th Avenue, and North Federal Boulevard.

**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 scrape existing commercial structure and build a new convenience store with gas station canopy. Developer was asked to dedicate two parcels of land as 1) North Federal Boulevard, and 2) Public Alley.

**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</i> <i>(A)</i>	<i>Additional Funds</i> <i>(B)</i>	<i>Total Contract Amount</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?**

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*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_



## EXECUTIVE SUMMARY

**Project Title:** 2023-DEDICATION-0000100

**Description of Proposed Project:** Proposing to scrape existing commercial structure and build a new convenience store with gas station canopy. Developer was asked to dedicate two parcels of land as 1) North Federal Boulevard, 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) North Federal Boulevard, 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

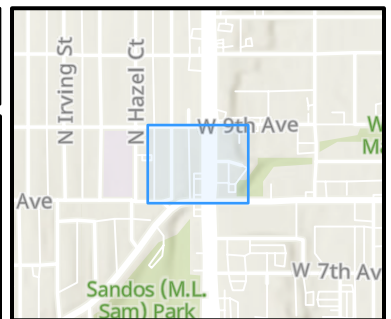
**Additional information:** This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) North Federal Boulevard, and 2) Public Alley, as part of the development project called, "Federal & 8th Murphy USA Redevelopment."

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

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



Map Title

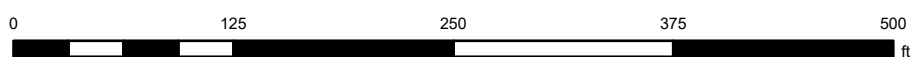


**Legend**

Denver Base Layers

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

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, Co, 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, These are credits



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.

Map Generated: 04-29-2026

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

2021-PROJMSTR-0000518-ROW

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000100-001:**

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

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF MARCH, 2024, AT RECEPTION NUMBER 2024021448 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 BLOCK 25, VILLA PARK, A SUBDIVISION PLAT RECORDED IN BOOK 5, PAGE 38 OF THE ARAPAHOE COUNTY RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 4.00 FEET OF LOTS 26 THROUGH 34 OF SAID BLOCK 25, VILLA PARK.

CONTAINING 900 SQUARE FEET, MORE OR LESS.

**PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000100-002:**

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

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF MARCH, 2024, AT RECEPTION NUMBER 2024021448 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 BLOCK 25, VILLA PARK, A SUBDIVISION PLAT RECORDED IN BOOK 5, PAGE 38 OF THE ARAPAHOE COUNTY RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 2.50 FEET OF LOTS 26 THROUGH 34 OF SAID BLOCK 25, VILLA PARK.

CONTAINING 563 SQUARE FEET, MORE OR LESS.



03/14/2024 09:30 AM  
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  
Attn: Shannon Cruz  
Denver, Colorado 80202  
**Project Description: 2023-DEDICATION-0000100**  
**Asset Mgmt No.: 24-057**

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 4th day of March, 2024, by **AURORA HOLDINGS, LLC**, a Kansas limited liability company, whose address is 6834 S. University Blvd, #415, Centennial, CO 80122, 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:

AURORA HOLDINGS, LLC, a Kansas limited liability company

By: DB Geist

Name: David B Geist

Its: Manager

STATE OF CO )  
COUNTY OF Arapahoe ) ss.

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of March, 2024  
by David B Geist, as Manager of AURORA HOLDINGS, LLC, a  
Kansas limited liability company.

Witness my hand and official seal.

My commission expires: 6/13/26

Debra S Haworth  
Notary Public

DEBRA S HAWORTH  
Notary Public  
State of Colorado  
Notary ID # 19924015189  
My Commission Expires 06-13-2026

# EXHIBIT A

## LAND DESCRIPTION:

### PARCEL 1

A PARCEL OF LAND BEING A PORTION OF BLOCK 25, VILLA PARK, A SUBDIVISION PLAT RECORDED IN BOOK 5, PAGE 38 OF THE ARAPAHOE COUNTY RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 4.00 FEET OF LOTS 26 THROUGH 34 OF SAID BLOCK 25, VILLA PARK.

CONTAINING 900 SQUARE FEET, MORE OR LESS.

### PARCEL 2

A PARCEL OF LAND BEING A PORTION OF BLOCK 25, VILLA PARK, A SUBDIVISION PLAT RECORDED IN BOOK 5, PAGE 38 OF THE ARAPAHOE COUNTY RECORDS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

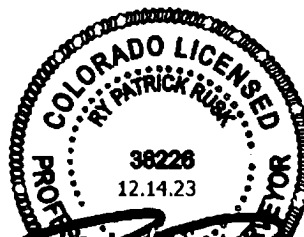
THE WEST 2.50 FEET OF LOTS 26 THROUGH 34 OF SAID BLOCK 25, VILLA PARK.

CONTAINING 563 SQUARE FEET, MORE OR LESS.

### LAND DESCRIPTION STATEMENT:

I, RY PATRICK RUSK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND THAT THIS DESCRIPTION IS A CORRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

RY P. RUSK  
COLORADO PLS 38226  
FOR AND ON BEHALF OF  
FORESIGHT WEST SURVEYING, INC.



*Ry Rusk*  
Digitally signed  
Date: 2023.12.14  
14:19:37 -07'00'

SITUATED IN BLOCK 25, VILLA PARK WITHIN THE SW 1/4 OF SECTION 5, T4S, R68W OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO	REV:0	10.28.22	Job No.: 2021191
	REV:1	03.27.23	
	REV:2	12.14.23	
	DRAFTING BY: RUSK REVIEW BY: SCOTT		
			Scaled for 8.5" x 11"      Sheet: 1 of 2

ILLUSTRATION FOR EXHIBIT A



VILLA PARK

25

PARCEL 2  
563 SQ. FT.

15.0'  
ALLEY

RIGHT-OF-WAY  
RESOLUTION NO. 10-0711  
SERIES OF 2010  
RES. ID: 20100187

20.0'

20' R.L.

$S89^{\circ}42'18''W$  124.88'(M)

W. 6TH AVE.  
RIGHT OF WAY  
ORD 57 (1942)  
PER VIGIL SURVEY  
REC NO L004536  
03.02 2000

162.5'

PARCEL 1 CONTAINING 900 SQ. FT., MORE OR LESS  
 PARCEL 2 CONTAINING 563 SQ. FT., MORE OR LESS

SITUATED IN BLOCK 25, VILLA PARK WITHIN THE  
 SW 1/4 OF SECTION 5, T4S, R68W OF THE 6TH P.M.,  
 CITY AND COUNTY OF DENVER,  
 STATE OF COLORADO

REV:0 10.28.22  
 REV:1 03.27.23  
 REV:2 12.14.23

DRAFTING BY: RUSK  
 REVIEW BY: SCOTT

Job No.: 2021191

**FWS** FORESIGHT WEST  
 SURVEYING INC.

1309 S. Inca Street  
 Denver, Colorado 80223  
 303.504.4440

Scaled for 8.5" x 11"

Sheet: 2 of 2

THIS ILLUSTRATION DOES NOT  
 REPRESENT A MONUMENTED SURVEY.  
 IT IS INTENDED ONLY TO DEPICT THE  
 ATTACHED LEGAL DESCRIPTION.

37  
 36  
 35  
 125.00' (R)

2.50'  
 34  
 4.00'  
 33

EASEMENT RECORDED  
 UNDER REC. NO.  
 2016005301 & 2017107822

31  
 815 N FEDERAL BLVD  
 LOTS 26 THROUGH 34  
 BLOCK 25  
 30 VILLA PARK

29

28

27

26

125.00' (R)

RIGHT-OF-WAY  
RESOLUTION NO. 10-0711  
SERIES OF 2010

4.00'

20' R.L.  
660.00' (R)

20.0'

225.00' (R)

N. FEDERAL BLVD  
(ROW VARIES)

20' R.L.

R.O.W.  
REC. NO. 2016073455

N-S CENTERLINE OF SECTION 5

20.0'

PARCEL 1  
900 SQ. FT.

112.0'

25

20.0'