


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: July 9, 2025

ROW #: 2020-DEDICATION-0000109 **SCHEDULE #:** 1) 0506103041000, and 2) 0506103042000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) West Colfax Avenue, located at the intersection of West Colfax Avenue and North Osceola Street, and 2) Public Alley, bounded by West Colfax Avenue, North Osceola Street, West 14th Avenue, and North Newton 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 Colfax 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, "3840 W Colfax Ave."

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 Colfax Avenue, and 2) Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2020-DEDICATION-0000109-001, 002)

A map of the area to be dedicated is attached.

GB/TB/BV

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
Councilperson Aide, Sayuri Toribio Rodarte
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Director, Right-of-Way Services, Glen Blackburn
Department of Law, Martin Plate
Department of Law, Brad Beck
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Tom Breitnauer
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2020-DEDICATION-0000109

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

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: July 9, 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 two City-owned parcels of land as Public Right-of-Way as 1) West Colfax Avenue, located at the intersection of West Colfax Avenue and North Osceola Street, and 2) Public Alley, bounded by West Colfax Avenue, North Osceola Street, West 14th Avenue, and North Newton 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:

Existing commercial building was demolished, and a new 33-unit apartment building was constructed. The developer was asked to dedicate two parcels of land as 1) West Colfax Avenue, 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 (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: 2020-DEDICATION-0000109

Description of Proposed Project: Existing commercial building was demolished, and a new 33-unit apartment building was constructed. The developer was asked to dedicate two parcels of land as 1) West Colfax 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 Colfax 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 Colfax Avenue, and 2) Public Alley, as part of the development project called, "3840 W Colfax."

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

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



Legend

- Streets
- Alleys
- ▬ County Boundary
- ▬ Parcels
- ▬ Lots/Blocks
- Parks
 - ▬ All Other Parks; Linear
 - ▬ Mountain Parks

289 0 144.5 289 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:2,257

Map Generated 7/10/2025

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THIS IS NOT A LEGAL DOCUMENT.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000109-001:

LAND DESCRIPTION - STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 3RD DAY OF SEPTEMBER, 2020, AT RECEPTION NUMBER 2020142523 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOT 1 OF BLOCK 7 OF COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 6. TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH SEVEN (7.00) FEET OF SAID LOT 1, BLOCK 7 OF COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINS ±875 SQUARE FEET OR ±0.020 ACRES OF LAND, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000109-002:

LAND DESCRIPTION – ALLEY PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 3RD DAY OF SEPTEMBER, 2020, AT RECEPTION NUMBER 2020142523 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 1 THROUGH 4 INCLUSIVE OF BLOCK 7 OF COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 6. TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST THREE (3) FEET OF THE SOUTH EIGHTEEN (18) FEET OF LOT 1, AND THE EAST THREE (3) FEET OF LOTS 2 THROUGH 4 INCLUSIVE OF BLOCK 7 OF COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINS ±279 SQUARE FEET OR ±0.006 ACRES OF LAND, MORE OR LESS.



09/03/2020 02:19 PM
City & County of Denver

R \$0.00

WD

2020142523

Page: 1 of 4

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
Project Description: 2020-Dedication-0000109
Asset Mgmt No.: 20-132

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 2nd day of September, 2020, by THE EVERETT LLC, a Colorado limited liability company, whose address is 2255 Sheridan Blvd; Unit C-296, Edgewater, CO, 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:

THE EVERETT LLC, a Colorado Limited Liability Company

By: [Signature]

Name: James Herron

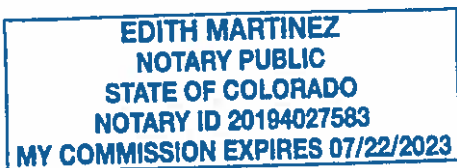
Its: MANAGER

STATE OF CO)
) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 2nd day of SEPTEMBER, 2020
by James Herron, as MANAGER of **THE EVERETT LLC**, a Colorado
Limited Liability Company.

Witness my hand and official seal.

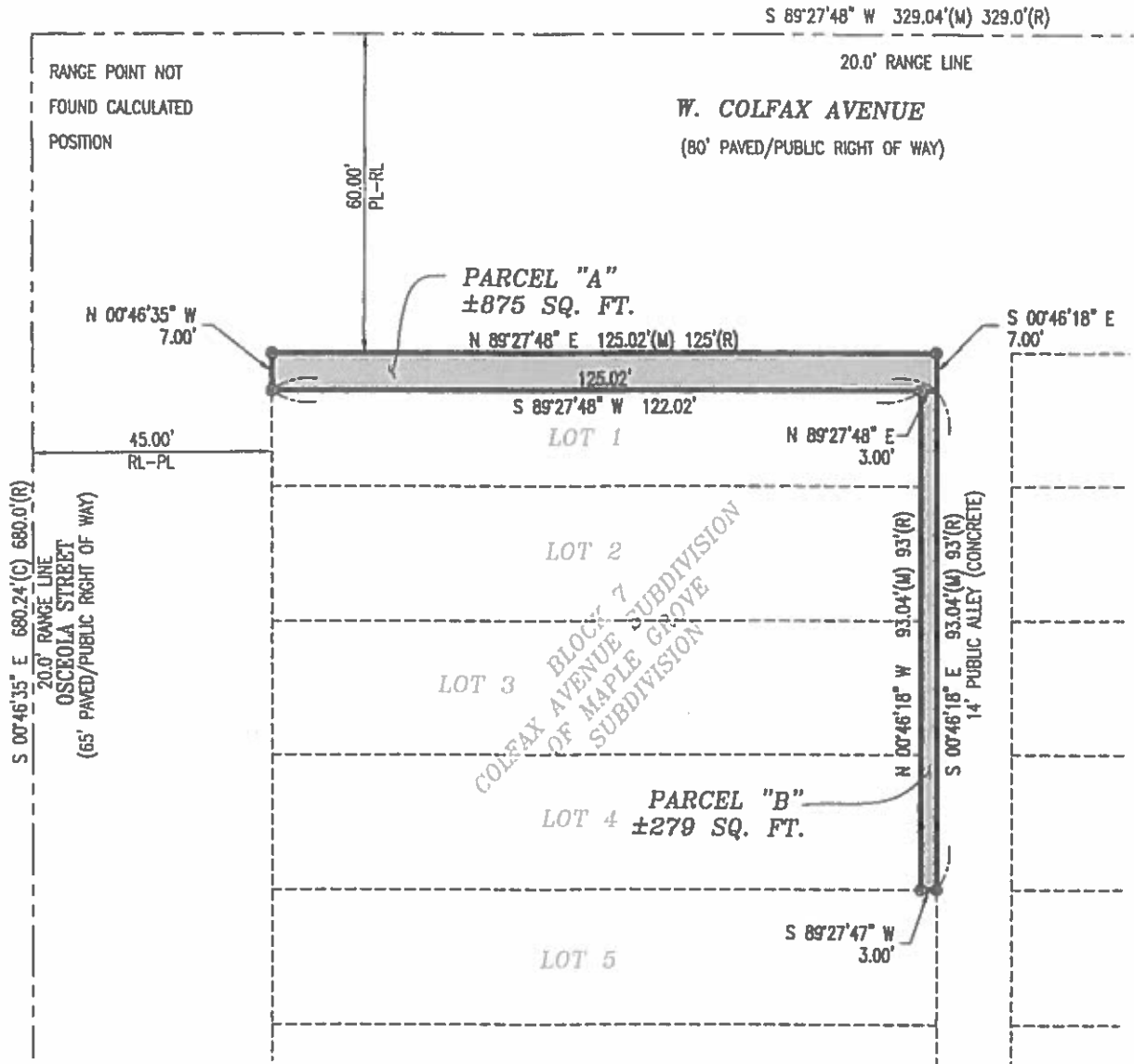
My commission expires: 07/22/2023



[Signature]
Notary Public

EXHIBIT A
SHEET 2 OF 2

2019-PROJMSTR-0000569-ROW



LEGEND

- ⊙ FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 37929 OR 1" BRASS DISK STAMPED PLS 37929
- (M) AS MEASURED
- (R) PER RECORD
- (C) CALCULATED
- FND FOUND

SCALE: 1" = 30'



728 W. 84TH AVE., UNIT #240
THORNTON, COLORADO 80260

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

Established 1945

DRAWING BY: JRY
FILE NO. 19-252.DWG

DATE: 8/20/20

EXHIBIT A
SHEET 1 OF 2

2019-PROJMSSTR-0000569-ROW

PARCEL "A"

LAND DESCRIPTION:

A PORTION OF LOT 1 OF BLOCK 7 OF COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH SEVEN (7.00) FEET OF SAID LOT 1, BLOCK 7 OF COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINS ± 875 SQUARE FEET OR ± 0.020 ACRES OF LAND, MORE OR LESS.

PARCEL "B"

LAND DESCRIPTION:

A PORTION OF LOTS 1 THROUGH 4 INCLUSIVE OF BLOCK 7 OF COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST THREE (3) FEET OF THE SOUTH EIGHTEEN (18) FEET OF LOT 1, AND THE EAST THREE (3) FEET OF LOTS 2 THROUGH 4 INCLUSIVE OF BLOCK 7 OF COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINS ± 279 SQUARE FEET OR ± 0.006 ACRES OF LAND, MORE OR LESS.



RICHARD BRUCE GABRIEL
COLORADO P.L.S. 37929



Surveying Company, Inc.

Established 1945

720 W. 84TH AVE., UNIT #240
THORNTON, COLORADO 80260

PH. 303-702-1017
FAX. 303-702-1485
WWW.POWERSURVEYING.COM

DRAWING BY: JRY
FILE NO. 19-252.DWG

DATE: 8/20/20