




## 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 10, 2025

**ROW #:** 2024-DEDICATION-0000146 **SCHEDULE #:** Adjacent to 0526604021000, 0526603015000, and 0526602014000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as East Wesley Avenue, located at the intersection of East Wesley Avenue and South Gaylord 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 East Wesley Avenue. 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, "DU STEM Horizons."

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 East Wesley Avenue. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # ( 2024-DEDICATION-0000146-001 ) HERE.**

A map of the area to be dedicated is attached.

GB/BP/LRA

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Paul Kashmann District # 6  
Councilperson Aide, Elise Bupp  
Councilperson Aide, Masha Lior  
Councilperson Aide, Claire Kelly  
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, Brian Pfohl  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2024-DEDICATION-0000146

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

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## 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: July 10, 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 East Wesley Avenue, located at the intersection of East Wesley Avenue and South Gaylord 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: Lisa R. Ayala	Name: Alaina McWhorter
Email: <a href="mailto:Lisa.ayala@denvergov.org">Lisa.ayala@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 structure and build a new structure called The DU STEM Horizons for the University of Denver. The developer was asked to dedicate a parcel of land as East Wesley Avenue.

**6. City Attorney assigned to this request (if applicable):**

**7. City Council District:** Paul Kashmann District # 6

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

<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:** 2024-DEDICATION-0000146

**Description of Proposed Project:** Proposing to scrape existing structure and build a new structure called The DU STEM Horizons for the University of Denver. The developer was asked to dedicate a parcel of land as East Wesley Avenue.

**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 East Wesley Avenue.

**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 East Wesley Avenue, as part of the development project called, "DU STEM Horizons."

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

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## Legend

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



200 0 100 200 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City and County of Denver

1:1,560

Map Generated 7/8/2025

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**THIS IS NOT A LEGAL DOCUMENT.**



**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000146-001:**

**LEGAL DESCRIPTION – STREET PARCEL:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF MAY, 2025, AT RECEPTION NUMBER 2025048934 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, BLOCK 42, EVANSTON 3RD FILING, A PORTION OF LOT 23, BLOCK 43, EVANSTON 3RD FILING, A PORTION OF THE VACATED ALLEY IN SAID BLOCK 42 PER ORDINANCE 110, SERIES 1997, AND A PORTION OF VACATED S. GAYLORD STREET RIGHT-OF-WAY PER ORDINANCE 110, SERIES 1997 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 42, EVANSTON 3RD FILING; THENCE ALONG THE SOUTHERLY LINE OF SAID BLOCK 42 ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF E. WESLEY AVENUE, S89°51'47"E A DISTANCE OF 106.90 FEET TO THE POINT OF BEGINNING; THENCE N00°08'13"E A DISTANCE OF 2.00 FEET; THENCE ALONG A LINE 2.00 FEET NORTHERLY OF AND PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF E. WESLEY AVENUE, S89°51'47"E A DISTANCE OF 227.11 FEET; THENCE S00°08'13"W A DISTANCE OF 2.00 FEET TO THE SOUTHERLY LINE OF SAID BLOCK 43, EVANSTON 3RD FILING AND SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID E. WESLEY AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF E. WESLEY AVENUE, N89°51'47"W A DISTANCE OF 227.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.010 ACRES OR 454 SQUARE FEET MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

**BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE 21 FOOT RANGE LINE, IN E. WESLEY AVENUE ASSUMED TO BEAR S89°51'47"E BEING MONUMENTED BY A FOUND #8 REBAR IN RANGE BOX, AT THE INTERSECTION OF E. WESLEY AVENUE AND VACATED S. VINE STREET AND A FOUND HEX ROD IN RANGE BOX, AT THE INTERSECTION OF E. WESLEY AVENUE AND VACATED S. GAYLORD STREET.



2025048934

Page: 1 of 4

05/28/2025 05:32 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: 2024-DEDICATION-0000146**  
**Asset Mgmt No.: 25-147**

## **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this 21st day of May, 2025, by **UNIVERSITY OF DENVER**, a Colorado nonprofit corporation, whose address is 2199 S. University Blvd, Denver, CO 80210, 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:

UNIVERSITY OF DENVER, a Colorado nonprofit corporation

By: Mark DeLorenzo

Mark DeLorenzo

Its: Senior Vice Chancellor for Business and Financial  
Affairs and University Treasurer

STATE OF COLORADO )

CITY AND COUNTY OF DENVER )

The foregoing instrument was acknowledged before me this 21 day of May, 2025 by Mark DeLorenzo, as Senior Vice Chancellor for Business and Financial Affairs and University Treasurer, of the UNIVERSITY OF DENVER, a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: 3/21/29

Kendra Romero  
Notary Public

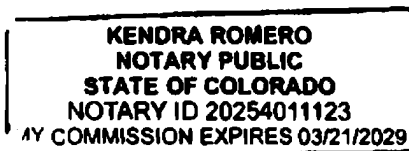




EXHIBIT A  
SHEET 1 OF 2

2023-PROJMSTR-0000365-ROW

**LAND DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF LOTS 23 AND 24, BLOCK 42, EVANSTON 3RD FILING, A PORTION OF LOT 23, BLOCK 43, EVANSTON 3RD FILING, A PORTION OF THE VACATED ALLEY IN SAID BLOCK 42 PER ORDINANCE 110, SERIES 1997, AND A PORTION OF VACATED S. GAYLORD STREET RIGHT-OF-WAY PER ORDINANCE 110, SERIES 1997 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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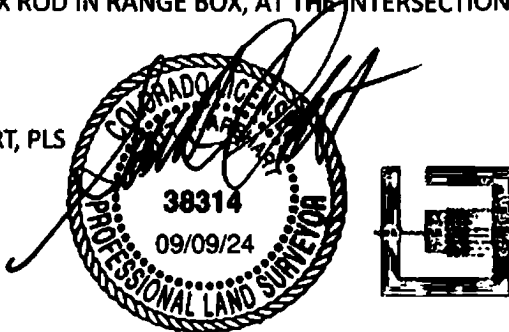
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PREPARED BY DENNIS PETER  
REVIEWED BY SCOTT A. AREHART, PLS  
FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
LAKEWOOD, CO. 80215  
(303)-431-6100  
SEPTEMBER 9, 2024  
PROJECT NO. 22.1122



2023-PROJMSTR-0000365-ROW

**SHEET 2 OF 2**

