



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

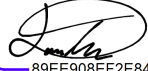
TO: Katherine Ehlers, City Attorney's Office

FROM: Darion T. Mayhorn, DOTI, Interim Director, Right-of-Way Services

DATE: July 13, 2026

ROW #: 2026-DEDICATION-0000051 **SCHEDULE #:** 1) 0505400043000, and 2) A portion of 0505400039000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) North Decatur Street, located at the intersection of North Decatur Street and West 9th Avenue, and 2) North Decatur Street, located at the intersection of North Decatur Street and West 10th Avenue.

Signed by:

89EE908EF2E84D2...

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 Decatur Street, and 2) North Decatur 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, "Sun Valley Plan – Decatur."

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 Decatur Street, and 2) North Decatur Street. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2026-DEDICATION-0000051-001, 002) HERE.

A map of the area to be dedicated is attached.

DTM/DS/LRC

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, Interim 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
MileHighOrdinance
Owner: City and County of Denver
Project file folder 2026-DEDICATION-0000051

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave., Dept. 506 | Denver, CO 80202
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: July 13, 2026

1. Please mark one: ☐ Bill Request or ☒ Resolution Request
2. Does this request directly impact property within .5 miles of the South Platte River (Check map [HERE](#)) ☒ Yes ☐ No
3. Does this item fall under XO 66 (Prop 123) requiring it to skip Mayor-Council ☐ Yes ☒ No
4. Do you need to request a Waiver Request for this item ☐ Yes ☒ No
5. Type of Request:
- ☐ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment
- ☒ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change ☐ Other:
6. **Title:** Dedicate two City-owned parcels of land as Public Right-of-Way as 1) North Decatur Street, located at the intersection of North Decatur Street and West 9th Avenue, and 2) North Decatur Street, located at the intersection of North Decatur Street and West 10th Avenue.
7. **Requesting Agency:** DOTI, Right-of-Way Services
8. **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. Cardenas | Name: Alaina McWhorter |
| Email: Lisa.cardenas@denvergov.org | Email: Alaina.McWhorter@denvergov.org |
9. **General description or background. Attach executive summary if more space needed:**
The Sun Valley redevelopment project, per Sun Valley Homes Fourth filing Tract B and Sun Valley Homes Third filing a portion of Tract G. The developer was asked to dedicate two parcels of land as 1) North Decatur Street, and 2) North Decatur Street.
10. **City Attorney assigned to this request (if applicable):**
11. **City Council District:**

****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 dba):

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?



EXECUTIVE SUMMARY

Project Title: 2026-DEDICATION-0000051

Description of Proposed Project: The Sun Valley redevelopment project, per Sun Valley Homes Fourth filing Tract B and Sun Valley Homes Third filing a portion of Tract G. The developer was asked to dedicate two parcels of land as 1) North Decatur Street, and 2) North Decatur 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 1) North Decatur Street, and 2) North Decatur 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 1) North Decatur Street, and 2) North Decatur Street, as part of the development project called, "Sun Valley Plan – Decatur."

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave., Dept. 506 | Denver, CO 80202
www.denvergov.org/doti
Phone: 720-913-1311

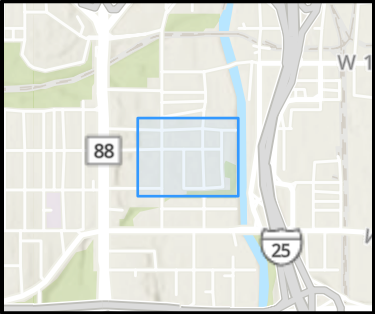
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Map Title



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, 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



Legend

Denver Base Layers

- Streets
- Alleys
- County Boundary
- Parcels

Notes

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: 06-30-2026

THIS MAP IS NOT TO BE USED FOR NAVIGATION

2019-PROJMSTR-0000673-ROW-007

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000051-001:

LEGAL DESCRIPTION - STREET PARCEL NO. 1

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF JUNE, 2026, AT RECEPTION NUMBER 2026070451 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 SUN VALLEY HOMES FOURTH FILING, RECORDED MARCH 4, 2024 AT RECEPTION NO. 2024017455, IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT B
SUN VALLEY HOMES FOURTH FILING
CONTAINING 7,252 SQUARE FEET OR 0.17 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000051-002:

LEGAL DESCRIPTION – STREET PARCEL NO. 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF JUNE, 2026, AT RECEPTION NUMBER 2026070451 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING THAT PORTION OF TRACT G OF SUN VALLEY HOMES THIRD FILING, RECORDED OCTOBER 31, 2022 AT RECEPTION NO. 2022136390, IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE FOR THE CITY AND COUNTY OF DENVER, COLORADO, LYING ALONG THE EAST LINE OF NORTH DECATUR STREET, SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT AT THE INTERSECTION OF NORTH DECATUR STREET AND WEST 11TH AVENUE FROM WHENCE THE RANGE POINT SOUTH OF NORTH DECATUR STREET AT WEST 10TH AVENUE BEARS SOUTH 00°31'40" EAST A DISTANCE OF 342.20 FEET AND UPON WHICH THESE BEARINGS ARE BASED;

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THENCE NORTH 35°58'47" WEST A DISTANCE OF 68.96 FEET TO THE NORTHWEST CORNER OF SAID TRACT G AND THE POINT OF BEGINNING.

THENCE NORTH 89°43'32" EAST, ALONG THE NORTH LINE OF SAID TRACT G, A DISTANCE OF 12.25 FEET TO A POINT;

THENCE SOUTH 00°31'40" EAST, DEPARTING SAID NORTH LINE OF TRACT G AND ALONG THE NORTHERLY AND SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1, BLOCK 1 SUN VALLEY HOMES THIRD FILING, A DISTANCE OF 266.16 FEET TO A POINT;

THENCE SOUTH 89°40'48" WEST A DISTANCE OF 12.25 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH DECATUR STREET;

THENCE NORTH 00°31'40" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF NORTH DECATUR STREET, A DISTANCE OF 266.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,260 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

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06/04/2026 12:05 PM

R \$0.00

D \$0.00

City & County of Denver

WD

Electronically Recorded

No Fee

Return to:
Division of Real Estate
Attn: Katherine Rinehart
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: 2026-Dedication-0000051
Asset Mgmt No.: 26-067

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 3 day of June, 2026, by **DENVER HOUSING LLC**, a Colorado limited liability company, having a principal address of 1035 Osage Street, Denver, CO 80204, 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.

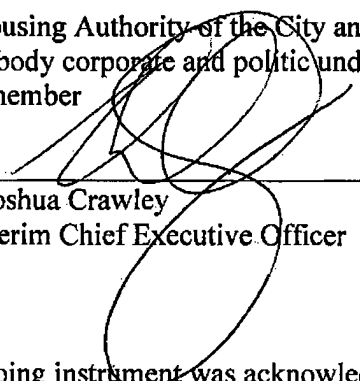
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IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

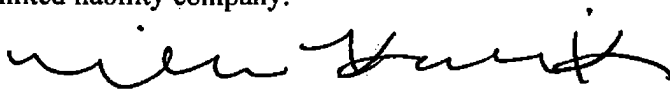
ATTEST:

DENVER HOUSING LLC,
a Colorado limited liability company

By: Housing Authority of the City and County of Denver, Colorado,
a public body corporate and politic under the laws of the State of Colorado,
its sole member

By: 
Name: Joshua Crawley
Title: Interim Chief Executive Officer

The foregoing instrument was acknowledged before me this 3 day of June,
2026 by Joshua Crawley as Interim Chief Executive Officer of Housing Authority of the City
and County of Denver, Colorado as the sole member of Denver Housing LLC, a Colorado
limited liability company.



NICOLA KARASIK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214044409
MY COMMISSION EXPIRES NOVEMBER 10, 2029

DocuSign Envelope ID: E1DDE88F-14F9-8334-8318-36280DAF393C

EXHIBIT A
LEGAL DESCRIPTION
PAGE 1 OF 3

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LAND DESCRIPTION

PARCEL 1:

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TRACT B

SUN VALLEY HOMES FOURTH FILING
CONTAINING 7,252 SQUARE FEET OR 0.17 ACRES, MORE OR LESS.

PARCEL 2:

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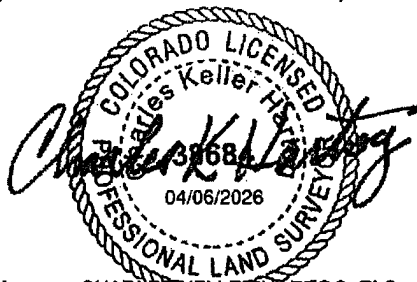
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CONTAINING 3,260 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

CONTAINING A TOTAL OF 10,512 SQUARE FEET OR 0.25 ACRES, MORE OR LESS.



PREPARED BY: CHARLES KELLER HARTOG, PLS
PLS 38684
ON BEHALF OF: SURVEY SYSTEMS, INC.
P.O. BOX 2168
EVERGREEN, CO 80437
(303)679-8122

PLS 38684-000-01-01 SURVEY SYSTEMS, INC. 10000 N. DECATUR STREET, SUITE 100, DENVER, CO 80231

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF SURVEY SYSTEMS, INC.

ISSUE DATE: 4/3/2026	
DATE	REVISION COMMENTS

EXHIBIT A
N. DECATUR ST.

SURVEY SYSTEMS

A Professional Land Surveying Company

P.O. Box 2168 - Evergreen, CO 80437 Tel: 303.679.8122 - Fax: 303.679.8123

Info@SurveySystems.net www.SurveySystemsInc.com

A Service-Disabled Veteran-Owned Small Business SDVOSB | SBE

CHECKED BY: CH
DRAWN BY: WW
JOB #: 2018-238-01-031
CLIENT CODE: DHOC30

SHEET NO.

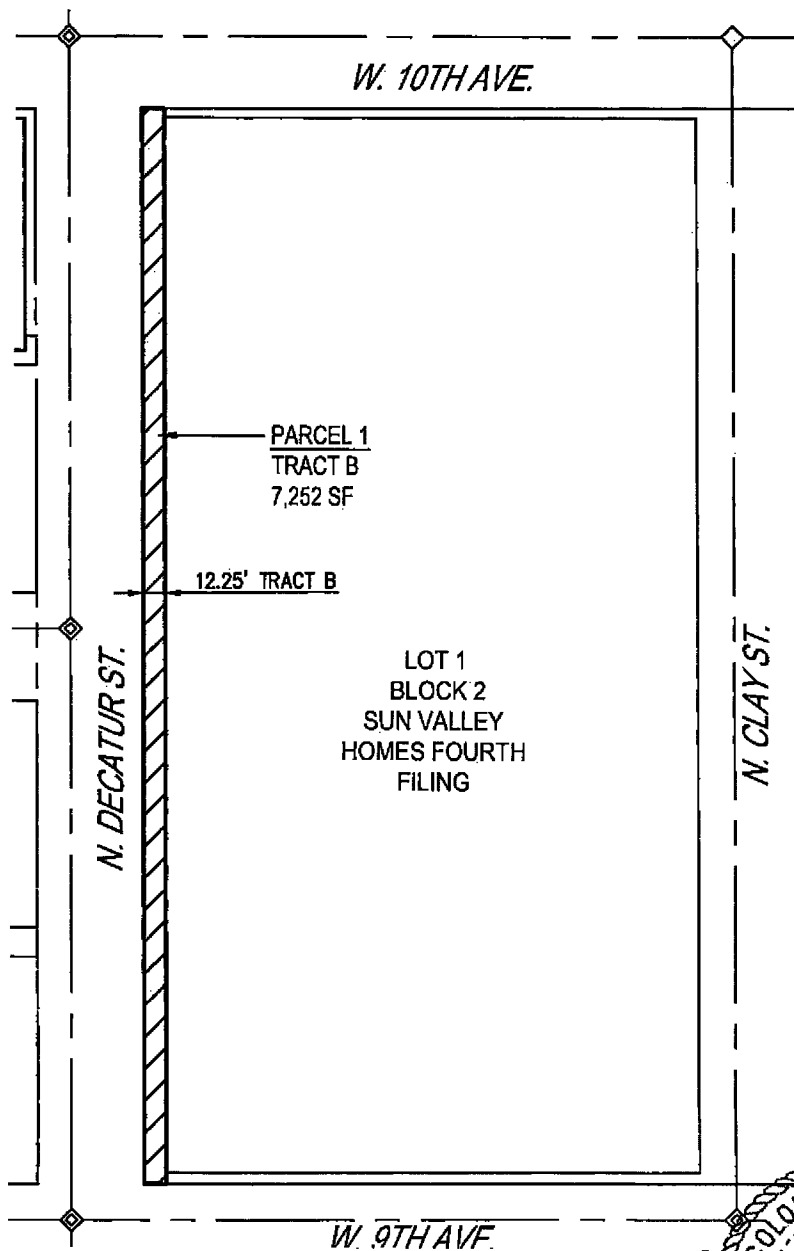
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1 OF 3

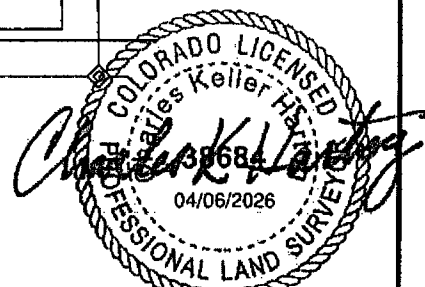
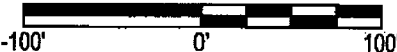
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EXHIBIT A
ILLUSTRATION
PAGE 2 OF 3

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SCALE: 1"=100'



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ISSUE DATE: 4/3/2026	
DATE	REVISION COMMENTS

EXHIBIT A
N. DECATUR ST.

SURVEY SYSTEMS

A Professional Land Surveying Company

P.O. Box 2168 - Evergreen, CO 80437 Tel: 303.679.8122 - Fax: 303.679.8123

Info@SurveySystems.net www.SurveySystemsInc.com

A Service-Disabled Veteran-Owned Small Business SDVOSS | SBE

CHECKED BY: CH
DRAWN BY: HW
JOB #: 2018-238-01-031
CLIENT CODE: DMOCS0

SHEET NO.

2

2 OF 3

