



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: February 17, 2026

ROW #: 2018-DEDICATION-0000088 **SCHEDULE #:** 0617400190000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Leetsdale Drive, located at the intersection of Leetsdale Drive and South Oneida 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 Leetsdale Drive. 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, “AutoZone Leetsdale & Oneida.”

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 Leetsdale Drive. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2018-DEDICATION-0000088-001) HERE.

A map of the area to be dedicated is attached.

GB/BP/BVS

- cc: Dept. of Real Estate, RealEstate@denvergov.org
- City Councilperson, Amanda Sawyer District #5
- Councilperson Aide, Matt Walter
- Councilperson Aide, Connor O’Keefe
- Councilperson Aide, Falyn Swerer-McNutt
- 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, Brian Pfohl
- DOTI Ordinance
- Owner: City and County of Denver
- Project file folder 2018-DEDICATION-0000088

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: 720-913-1311

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: February 17, 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 a City-owned parcel of land as Public Right-of-Way as Leetsdale Drive, located at the intersection of Leetsdale Drive and South Oneida 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: Beverly J. Van Slyke	Name: Alaina McWhorter
Email: Beverly.VanSlyke@Denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:
Constructed a commercial building. The developer was asked to dedicate a parcel as Leetsdale Drive.

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

7. City Council District: Amanda Sawyer, District #5

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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

Project Title: 2018-DEDICATION-0000088

Description of Proposed Project: Constructed a commercial building. The developer was asked to dedicate a parcel as Leetsdale Drive.

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 Leetsdale Drive.

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 Leetsdale Drive, as part of the development project called, "AutoZone Leetsdale & Oneida."

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: 720-913-1311

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



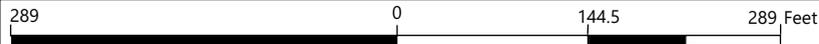
City and County of Denver



Parcel 001 to be Dedicated

Legend

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



PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-000088-001:

LAND DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 31ST DAY OF AUGUST, 2018, AT RECEPTION NUMBER 2018111150 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL A, RECORDED AT RECEPTION NO. 2016179288 OF THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, T4S, R67W OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, T4S, R67W OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE SOUTH BY AN ILLEGIBLE 2" ALUMINUM CAP IN RANGE BOX AND ON THE NORTH BY A 2" ALUMINUM CAP IN RANGE BOX STAMPED "LS. NO. 23049" AND IS CONSIDERED TO BEAR N00°23'46" W.

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, T4S, R67W OF THE 6TH PRINCIPAL MERIDIAN; THENCE ALONG SAID WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, N00°23'46"W A DISTANCE OF 1236.14'; THENCE N89°36'14"E A DISTANCE OF 26.55 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL A AND BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHWESTERLY LINE OF SAID PARCEL A, N41°25'17"E, A DISTANCE OF 3.98 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF LEETSDALE DRIVE;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF LEETSDALE DRIVE, S66°39'11"E, A DISTANCE OF 146.04 FEET;

THENCE S10°36'12"W, A DISTANCE OF 3.88 FEET;

THENCE N66°39'11"W, A DISTANCE OF 148.14 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 557 SQUARE FEET OR 0.013 ACRE, MORE OR LESS.



08/31/2018 03:14 PM
City & County of Denver

R \$0.00

WD

2018111150

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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 25th day of July, 2018, by **Lando, LLC**, a Colorado limited liability company, whose address is 4100 E MISSISSIPPI AVE 500, GLENDALE CO 80246, 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.

Asset Mgmt # 18-128

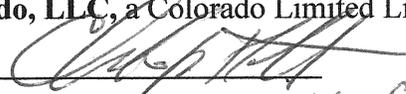
2018 - Dedication - 0000088

Asset Management Date: 8/31/18
Per for CIA

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

ATTEST:

Lando, LLC, a Colorado Limited Liability Company

By: 

Name: Christopher Harff

Its: Manager

STATE OF Colorado)
) ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 25th day of July, 2018 by Christopher Harff, as manager of **Lando, LLC**, a Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: April 17, 2021

BRANDON D. ROCHELLE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134020650
MY COMMISSION EXPIRES APRIL 17, 2021

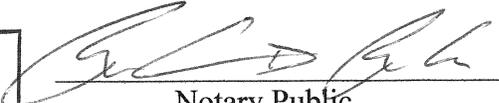

Notary Public

EXHIBIT "A"

A PORTION OF PARCEL A, RECORDED AT RECEPTION NO. 2016179288 OF THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, T4S, R67W OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE S10°36'12"W, A DISTANCE OF 3.88 FEET;

THENCE N66°39'11"W, A DISTANCE OF 148.14 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 557 SQUARE FEET OR 0.013 ACRE, MORE OR LESS.

LYLE G. BISSEGER, PLS 38038
PROJECT NO. ATZ000021
PREPARED FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC



EXHIBIT "A"

NW CORNER, EAST 1/2 OF THE SE 1/4,
SECTION 17, T4S, R67W, 6TH P.M.
2" ALUMINUM CAP IN RANGE BOX
STAMPED "L.S. NO. 23049"

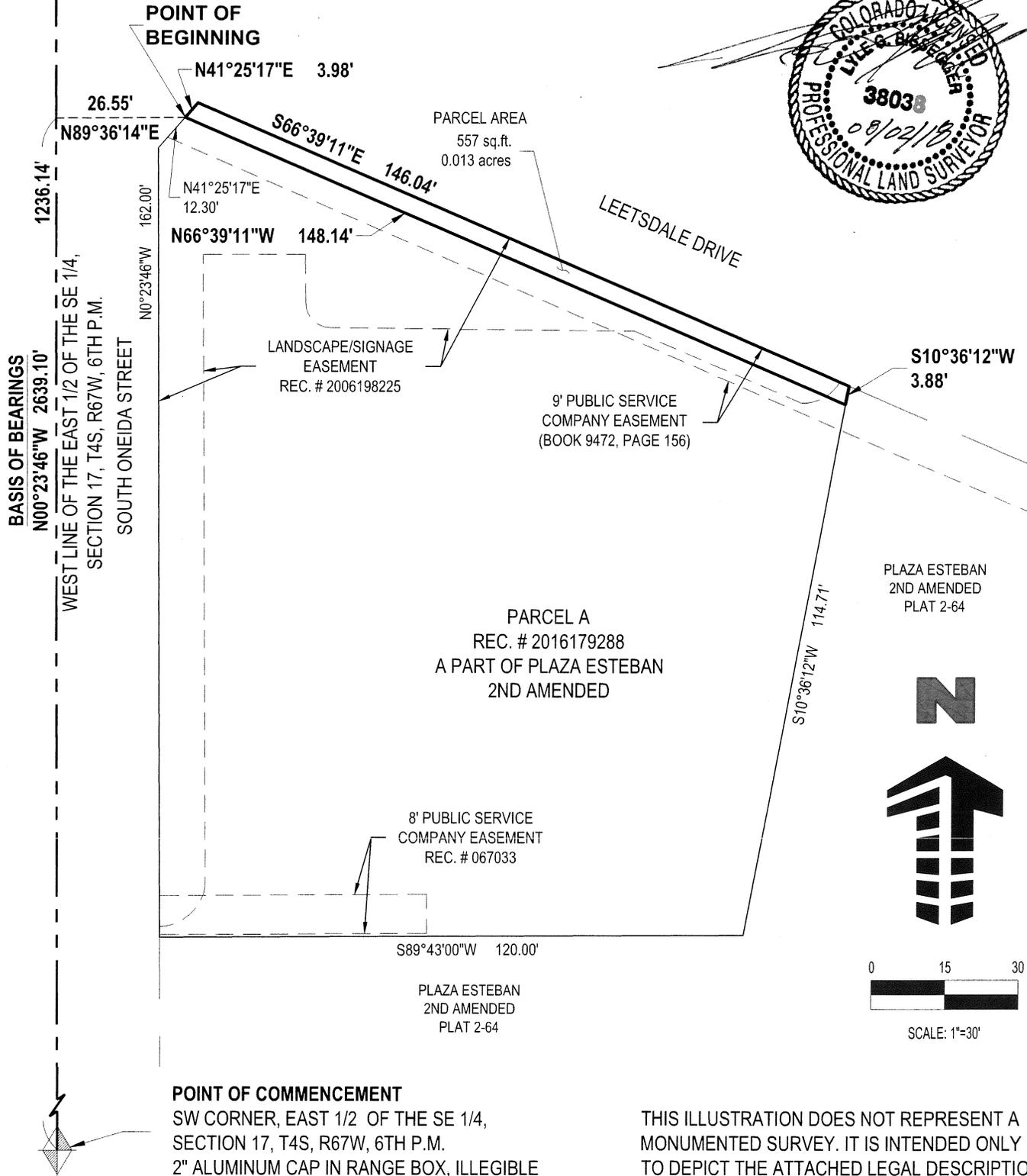


EXHIBIT A
AUTOZONE - LEETSDALE & ONEIDA

#	Date	Issue / Description	Init.
1	6/21/18	CITY COMMENTS	BJD

THIS MAP IS AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

Galloway
Planning, Architecture, Engineering.
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 O
www.gallowayUS.com
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Project No:	ATZ000021
Drawn By:	AJA
Checked By:	LGB
Date:	05/17/18

CITY AND COUNTY OF DENVER, STATE OF COLORADO