



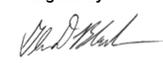
REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney’s Office

FROM: Glen D. Blackburn, P.E., Director, Right-of-Way Services

DATE: February 19, 2026

ROW #: 2018-DEDICATION-0000115 **SCHEDULE #:** 1) 0219325041000, and 2) 0219325042000

Signed by:

DF13EBC85E48471...

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) West 38th Avenue, located at the intersection of West 38th Avenue and North Zenobia Street, and 2) Public Alley, bounded by West 38th Avenue, North Zenobia Street, West 39th Avenue, and North Sheridan 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) West 38th 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, “Zenobia 8 Townhomes.”

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 38th Avenue, and 2) Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2018-DEDICATION-0000115-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/AG/LRA

- cc: Dept. of Real Estate, RealEstate@denvergov.org
- City Councilperson, Amanda P. Sandoval District # 1
- Councilperson Aide, Gina Volpe
- Councilperson Aide, Melissa Horn
- Councilperson Aide, Alessandra Dominguez
- 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, Ali Gulaid
- DOTI Ordinance
- Owner: City and County of Denver
- Project file folder 2018-DEDICATION-0000115

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: February 19, 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) West 38th Avenue, located at the intersection of West 38th Avenue and North Zenobia Street, and 2) Public Alley, bounded by West 38th Avenue, North Zenobia Street, West 39th Avenue, and North Sheridan 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: Lisa R. Ayala	Name: Alaina McWhorter
Email: Lisa.ayala@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

An eight-unit townhome structure has been built. The developer was asked to dedicate two parcels of land as 1) West 38th Avenue, and 2) Public Alley.

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

7. City Council District: Amanda P. Sandoval District # 1

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: 2018-DEDICATION-0000115

Description of Proposed Project: An eight-unit townhome structure has been built. The developer was asked to dedicate two parcels of land as 1) West 38th 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 38th 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

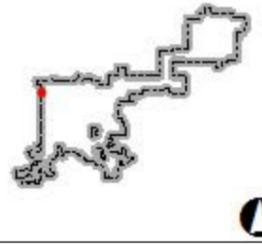
Will an easement be placed over a vacated area, and if so explain: N/A

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 38th Avenue, and 2) Public Alley, as part of the development project called, "Zenobia 8 Townhomes."

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



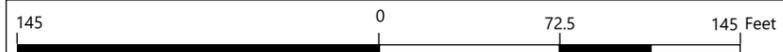
Legend

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



Parcel 002 to be dedicated

Parcel 001 to be dedicated



PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000115-001:

LAND DESCRIPTION - STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 19TH DAY OF SEPTEMBER, 2018, AT RECEPTION NUMBER 2018119016 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 26, 27 AND 28, BLOCK 1, BERKELEY, A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 28, BLOCK 1, BERKELEY, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY OF WEST 38TH AVENUE AND A POINT ON THE WEST RIGHT-OF-WAY OF ZENOBIA STREET; THENCE

S 89°33'59" W ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 55.46 FEET; THENCE N 00°13'39" W, A DISTANCE OF 11.00 FEET; THENCE N 89°33'59" E PARALLEL WITH THE SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 55.46 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY; THENCE S 00°01'14" W ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 609.8 SQUARE FEET MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000115-002:

LAND DESCRIPTION - ALLEY PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 19TH DAY OF SEPTEMBER, 2018, AT RECEPTION NUMBER 2018119016 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 26, 27 AND 28, BLOCK 1, BERKELEY, A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 28, BLOCK 1, BERKELEY, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY OF ZENOBIA STREET; THENCE S 00°01'14" W ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE S 00°01'14" W CONTINUING ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 2.00 FEET; THENCE S 89°58'00" W, A DISTANCE OF 55.96 FEET; THENCE N 00°13'39" W, A DISTANCE OF 0.90 FEET; THENCE N 68°26'32" E, A DISTANCE OF 2.98 FEET; THENCE N 89°58'00" E, A DISTANCE OF 53.24 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 110.4 SQUARE FEET MORE OR LESS.

BASIS OF BEARINGS: BETWEEN THE FOUND CUT CROSS AT A 4.0' OFFSET TO THE SOUTHEAST CORNER OF LOT 28, BLOCK 1, BERKELEY AND THE FOUND CUT CROSS AT A 14.75' BY 4.0' OFFSET TO THE SOUTHEAST CORNER OF LOT 25, BLOCK 12, BERKELEY. ASSUMED BEARING: N 00°00'00" E.



09/19/2018 11:45 AM
City & County of Denver

R \$0.00

WD

2018119016

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 18th day of September, 2018, by **ESTATESURF LLC**, a Colorado limited liability company, whose address is 2770 Arapahoe Road, Suite 132, Lafayette, CO 80026, 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.

Project Description: 2018 - Dedication - 0000115 Asset Mgmt #: 18-133
Zenobia & Tahkames

Approved: [Signature]
Date: 9/19/18

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

ATTEST:

ESTATESURF LLC, a Colorado Limited Liability Company

By: [Signature]

Name: Mark Lindner

Its: Manager

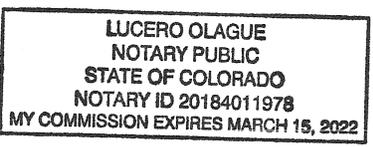
STATE OF Colorado)
) ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 18 day of September, 2018 by Mark Lindner, as Manager of ESTATESURF LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: March 15, 2022

[Signature]
Notary Public



DESCRIPTION FOR RIGHT-OF-WAY DEDICATION PARCEL 1:

A Portion of Lots 26, 27 and 28, Block 1, Berkeley, A subdivision of a Part of the Southwest One-quarter of Section 19, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado being more particularly described as follows:

Beginning at the Southeast Corner of said Lot 28, Block 1, Berkeley, also being a point on the North Right-of-Way of West 38th Avenue and a point on the West Right-of-Way of Zenobia Street; Thence S 89°33'59" W along said North Right-of-Way, a distance of 55.46 feet; Thence N 00°13'39" W, a distance of 11.00 feet; Thence N 89°33'59" E parallel with the said North Right-of-Way, a distance of 55.46 feet to a point on said West Right-of-Way; Thence S 00°01'14" W along said West Right-of-Way, A distance of 11.00 feet to the Point of Beginning, City and County of Denver, State of Colorado.

Containing 609.8 square feet more or less.

DESCRIPTION FOR RIGHT-OF-WAY DEDICATION PARCEL 2:

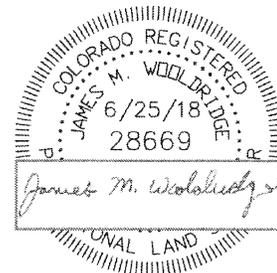
A Portion of Lots 26, 27 and 28, Block 1, Berkeley, A subdivision of a Part of the Southwest One-quarter of Section 19, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado being more particularly described as follows:

Commencing at the Northeast Corner of said Lot 28, Block 1, Berkeley, also being a point on the West Right-of-Way of Zenobia Street; Thence S 00°01'14" W along said West Right-of-Way, a distance of 10.00 feet to the Point of Beginning; Thence S 00°01'14" W continuing along said West Right-of-Way, a Distance of 2.00 feet; Thence S 89°58'00" W, a distance of 55.96 feet; Thence N 00°13'39" W, a distance of 0.90 feet; Thence N 68°26'32" E, a distance of 2.98 feet; Thence N 89°58'00" E, a distance of 53.24 feet to the Point of Beginning, City and County of Denver, State of Colorado.

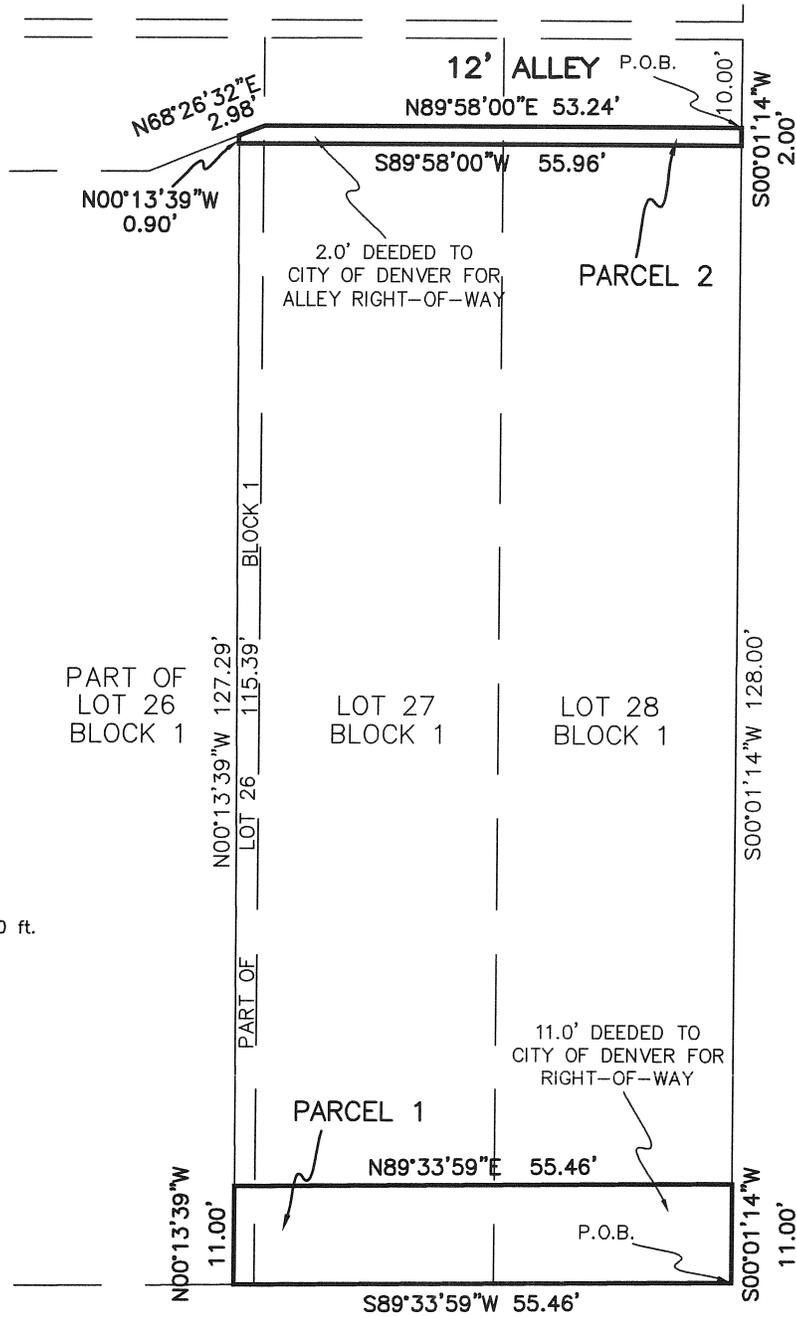
Containing 110.4 square feet more or less.

Basis of Bearings: Between the found cut cross at a 4.0' offset to the Southeast Corner of Lot 28, Block 1, Berkeley and the found cut cross at a 14.75' by 4.0' offset to the Southeast Corner of Lot 25, Block 12, Berkeley. Assumed Bearing: N 00°00'00" E.

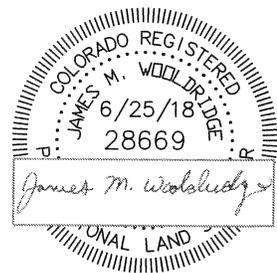
Prepared By: James M. Wooldridge, PLS 28669
On Behalf of: Crossroads Surveying, Inc.
10250 W. Mississippi Ave. # 1106
Lakewood, Colorado 80226



S. W. 1/4 SECTION 19, T. 3 S., R. 68 W. OF THE 6TH P.M.



1 inch = 20 ft.



JAMES M. WOOLDRIDGE P.L.S. 28669
FOR AND ON BEHALF OF CROSSROADS SURVEYING, INC.

THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED LAND SURVEY. IT IS ONLY
TO DEPICT THE ATTACHED DESCRIPTION.

SHEET 2 OF 2

CROSSROADS SURVEYING, INC. 10250 W. MISSISSIPPI AVE. # 1106
LAKEWOOD, COLORADO 80226 (720) 974-6088