



**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-0000117

Signed by:  
  
DF13EBC85E48471...

**SCHEDULE #:** 1) 0219326035000 and 2) 0219326034000

**TITLE:** This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) West 38<sup>th</sup> Avenue, located at the intersection of West 38<sup>th</sup> Avenue and North Zenobia Street, and 2) Public Alley, bounded by West 38<sup>th</sup> Avenue, North Zenobia Street, West 39<sup>th</sup> Avenue, and North Yates 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 38<sup>th</sup> 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, “Zen38.”

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

**INSERT PARCEL DESCRIPTION ROW # (2018-DEDICATION-0000117-001, 002) HERE.**

A map of the area to be dedicated is attached.

GB/AG/BV

- cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)
- City Councilperson, Amanda 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-0000117

**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: 720-865-3002

**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: 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 a City-owned parcel 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 Yates 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: <a href="mailto:Barbara.Valdez@denvergov.org">Barbara.Valdez@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:**  
 This project demolished two single family residences, and built three townhome buildings. 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 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?**

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*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_



## EXECUTIVE SUMMARY

**Project Title:** 2018-DEDICATION-0000117

**Description of Proposed Project:** This project demolished two single family residences, and built three townhome buildings. 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, "Zen38."

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: 720-865-3002

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

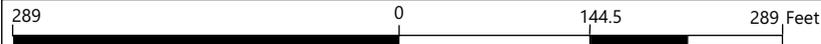


# City and County of Denver



### Legend

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



**PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000117-001:**

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 2018111151 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 19 THROUGH 21 INCLUSIVE OF BLOCK 2 OF BLOCKS 1 TO 40 OF BERKELEY, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 19, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID BLOCK 2, FROM WHENCE THE SOUTHEAST CORNER OF SAID BLOCK 2 BEARS NORTH 89°37'57" EAST A DISTANCE OF 265.87 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;

THENCE ALONG THE WEST LINE OF SAID LOT 19, NORTH 00°03'39" WEST, 11.00 FEET TO A POINT 11.00 FEET DISTANT FROM THE SOUTH LINE OF SAID BLOCK 2;  
THENCE LEAVING SAID WEST LINE, PARALLEL TO AND 11.00 FEET DISTANT FROM SAID SOUTH LINE, NORTH 89°37'57" EAST, 79.78 FEET TO THE EAST LINE OF SAID LOT 21;  
THENCE ALONG SAID EAST LINE, SOUTH 00°03'39" EAST, 11.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID BLOCK 2; THENCE ALONG SAID SOUTH LINE OF SAID BLOCK 2, SOUTH 89°37'57" WEST, 79.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 878 SQUARE FEET OR 0.020 ACRES OF LAND, MORE OR LESS.

**PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000117-002:**

LAND DESCRIPTION – ALLEY 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 2018111151 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 19 THROUGH 21 INCLUSIVE OF BLOCK 2 OF BLOCKS 1 TO 40 OF BERKELEY, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID BLOCK 2, FROM WHENCE THE SOUTHEAST CORNER OF SAID BLOCK 2 BEARS NORTH 89°37'57" EAST A DISTANCE OF 265.87 FEET, WITH ALL

BEARINGS HEREIN RELATED THERETO;  
THENCE ALONG THE WEST LINE OF SAID LOT 19, NORTH 00°03'39" WEST, 124.24 FEET TO  
A POINT 13.00 FEET DISTANT FROM THE NORTHWEST CORNER OF SAID LOT 19, AND  
BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00°03'39" WEST, 3.00 FEET TO A  
POINT 10.00 FEET DISTANT FROM SAID NORTHWEST CORNER;  
THENCE LEAVING SAID WEST LINE, PARALLEL TO AND 10.00 FEET DISTANT FROM THE  
NORTH LINE OF SAID LOT 19, SOUTH 89°58'50" EAST, 79.78 FEET TO A POINT ON THE EAST  
LINE OF SAID LOT 21;  
THENCE ALONG SAID EAST LINE, SOUTH 00°03'39" EAST, 3.00 FEET TO A POINT 13.00 FEET  
DISTANT FROM SAID NORTH LINE OF SAID LOT 21;  
THENCE LEAVING SAID EAST LINE, PARALLEL TO AND 13.00 FEET DISTANT FROM SAID  
NORTH LINE, NORTH 89°58'50" WEST, 79.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 239 SQUARE FEET OR 0.005 ACRES OF LAND, MORE OR LESS.



08/31/2018 03:15 PM  
City & County of Denver

R \$0.00

WD

2018111151  
Page: 1 of 6  
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 31 day of August, 2018, by **Zen38 LLC**, a Colorado limited liability company, whose address is 4415 Winona Court, Denver, CO 80212, 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 # 18-127

Project Description: 298 - Dedication - 0000177

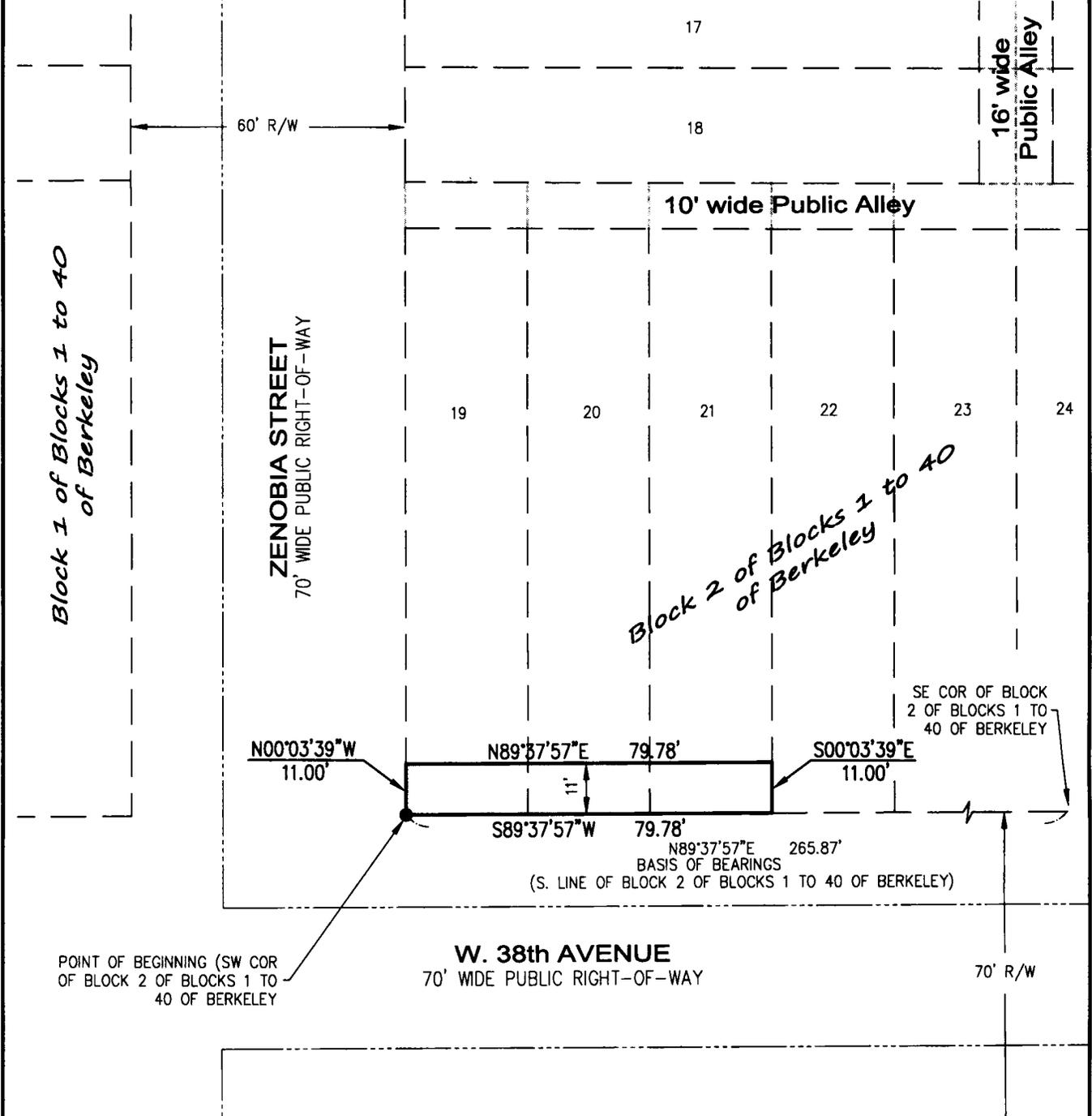
Asset Mgmt # Date: 8/31/18

Approved: Ken



2017-PROJMSTR-0000609-ROW\_001

### EXHIBIT A Legal Description Exhibit



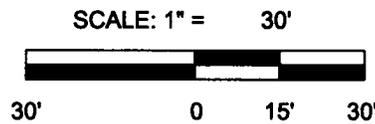
POINT OF BEGINNING (SW COR OF BLOCK 2 OF BLOCKS 1 TO 40 OF BERKELEY)

**W. 38th AVENUE**

70' WIDE PUBLIC RIGHT-OF-WAY

70' R/W

Parcel Area: 878 sf. (0.020 acres)



Surveying Company, Inc.

Established 1948

720 W. 84TH AVENUE, UNIT 240  
THORNTON, COLORADO 80220

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

DRAWING BY: FMZ  
PROJECT NO.

DATE: 2-07-2018  
501-17-326

2017-PROJMSTR-0000609-ROW\_001

### EXHIBIT A Legal Description

PUBLIC RIGHT-OF-WAY DEDICATION (W. 38th AVENUE)

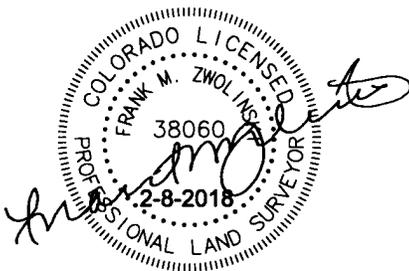
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Containing 878 Square Feet or 0.020 Acres of Land, more or less.

End of Legal Description.

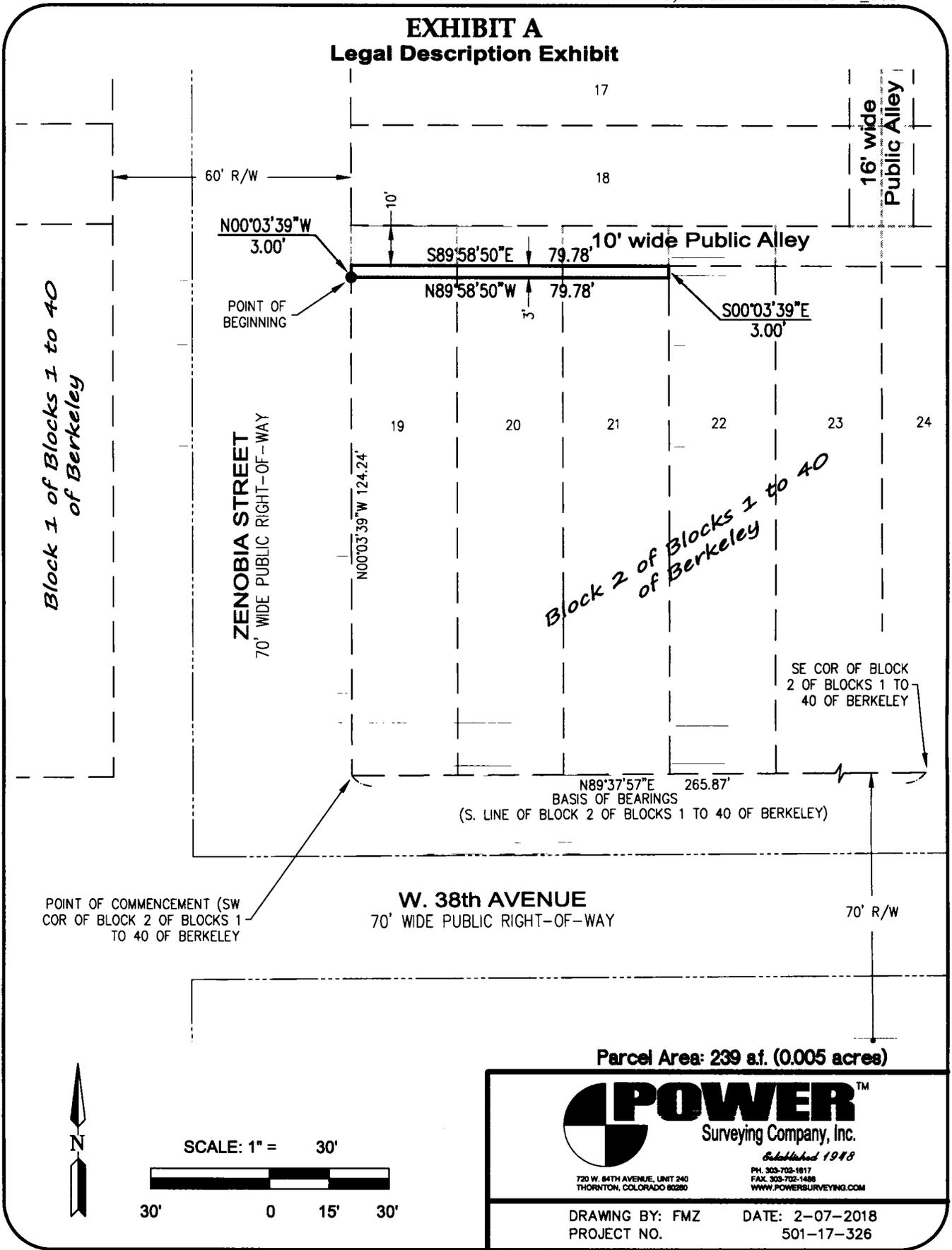


Frank M. Zwolinski, P.L.S.  
Colorado License #38060  
For and on behalf of Power Surveying Company, Inc.  
303-702-1617

 <p><b>POWER</b><sup>TM</sup> Surveying Company, Inc. <i>Established 1948</i></p>	
720 W. 84TH AVENUE, UNIT 240 THORNTON, COLORADO 80280	PH. 303-702-1617 FAX. 303-702-1488 WWW.POWERSURVEYING.COM
DRAWING BY: FMZ	DATE: 2-07-2018
PROJECT NO.	501-17-326

2017-PROJMSTR-0000609-ROW\_002

### EXHIBIT A Legal Description Exhibit

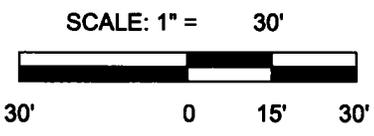


*Block 1 of Blocks 1 to 40  
of Berkeley*

*Block 2 of Blocks 1 to 40  
of Berkeley*

POINT OF COMMENCEMENT (SW  
COR OF BLOCK 2 OF BLOCKS 1  
TO 40 OF BERKELEY

SE COR OF BLOCK  
2 OF BLOCKS 1 TO  
40 OF BERKELEY



Parcel Area: 239 a.f. (0.005 acres)

**POWER**<sup>TM</sup>  
Surveying Company, Inc.  
*Established 1948*

720 W. 84TH AVENUE, UNIT 240  
THORNTON, COLORADO 80280  
PH. 303-702-1817  
FAX. 303-702-1488  
WWW.POWERSURVEYING.COM

DRAWING BY: FMZ      DATE: 2-07-2018  
PROJECT NO.              501-17-326

### EXHIBIT A Legal Description

#### ALLEY DEDICATION

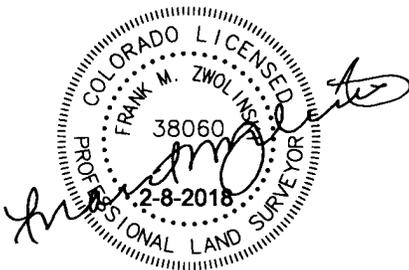
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Frank M. Zwolinski, P.L.S.  
Colorado License #38060  
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720 W. 84TH AVENUE, UNIT 240 THORNTON, COLORADO 80260	PH. 303-702-1617 FAX. 303-702-1496 WWW.POWERSURVEYING.COM
DRAWING BY: FMZ PROJECT NO.	DATE: 2-07-2018 501-17-326