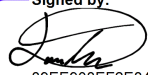




REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

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

Signed by:

89EE908EF2E84D2...

DATE: July 1, 2026

ROW #: 2026-DEDICATION-0000050

SCHEDULE #: 0505400042000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as North Clay Street, located at the intersection of West 9th Avenue and North Clay 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 North Clay 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 – Clay."

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 North Clay Street. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2026-DEDICATION-0000050-001) HERE.

A map of the area to be dedicated is attached.

DTM/DS/BVS

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
Mile High Ordinance
Owner: City and County of Denver
Project file folder 2026-DEDICATION-0000050

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

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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 questions

Date of Request: **July 1, 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 a City-owned parcel of land as Public Right-of-Way as North Clay Street, located at the intersection of West 9th Avenue and North Clay Street.
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: Beverly J. Van Slyke | Name: Alaina McWhorter |
| Email: Beverly.VanSlyke@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 A. The developer was asked to dedicate a parcel of land as North Clay Street.
10. **City Attorney assigned to this request (if applicable):**
11. **City Council District:** Jamie Torres, District #3

****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?

To be completed by Mayor’s Legislative Team:

Resolution/Bill Number: _____ Date Entered: _____



EXECUTIVE SUMMARY

Project Title: 2026-DEDICATION-0000050

Description of Proposed Project: The Sun Valley redevelopment project, per Sun Valley Homes Fourth filing Tract A. The developer was asked to dedicate a parcel of land as North Clay 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 North Clay 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

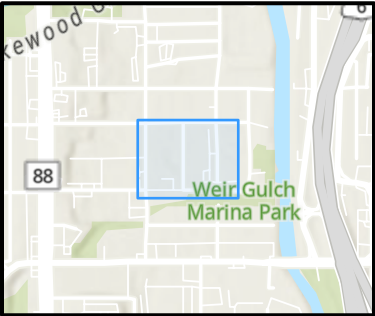
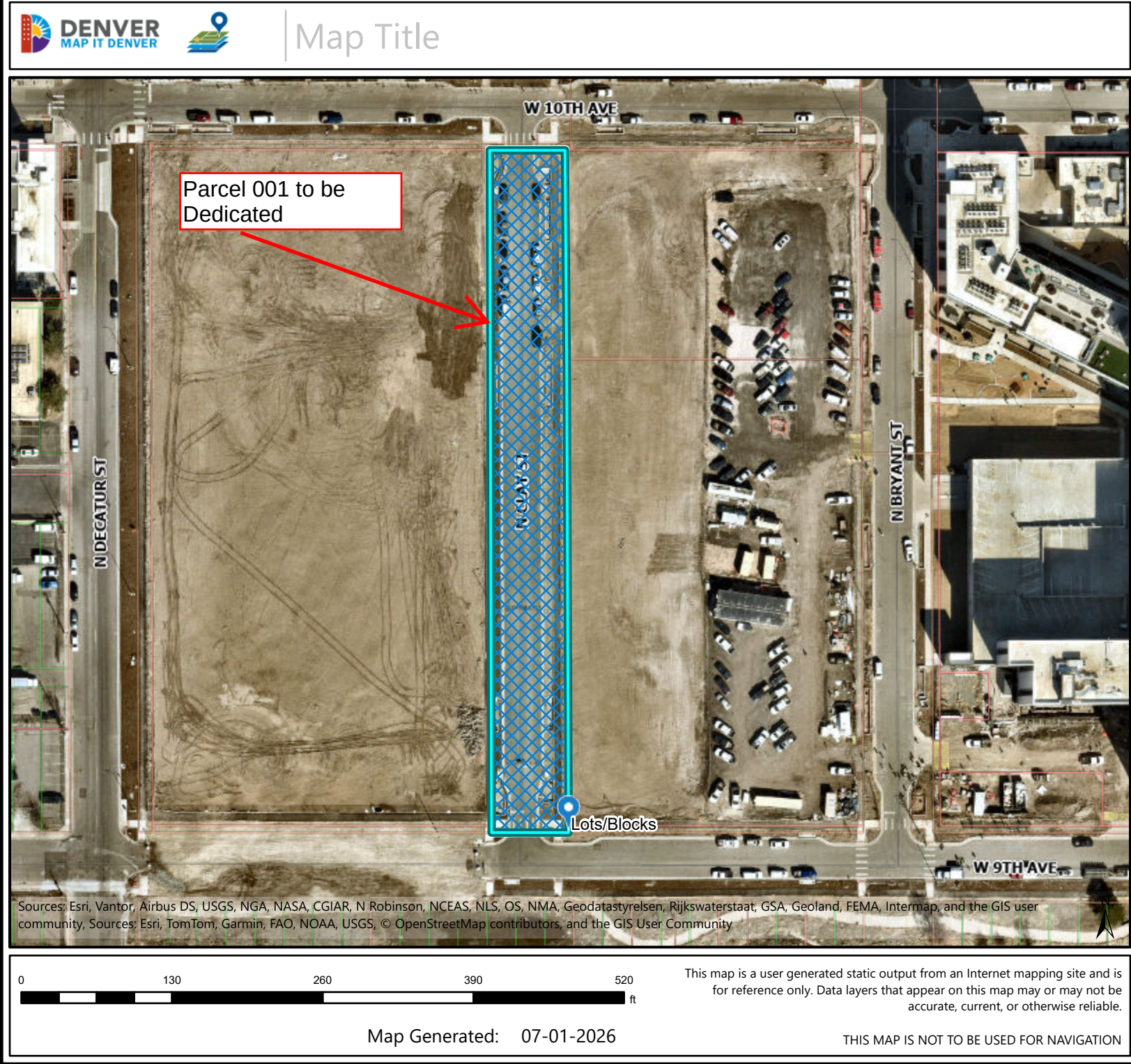
Will an easement be placed over a vacated area, and if so explain: N/A

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 North Clay Street, as part of the development project called, "Sun Valley Plan – Clay."

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

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Legend

Denver Base Layers

Streets

Alleys

County Boundary

Parcels

Lots/Blocks

Notes

2019-PROJMSTR-0000673-ROW-006

PARCEL DESCRIPTION ROW NO. 2026-DEDICATION-0000050-001:

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 2026070445 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 A

SUN VALLEY HOMES FOURTH FILING

CONTAINING 38,730 SQUARE FEET OR 0.89 ACRES, MORE OR LESS.

DocuSign Envelope ID: E1DDE88F-14F9-8334-8316-302800AF333C
06/04/2026 12:00 PM

R \$0.00

D \$0.00

City & County of Denver
Electronically Recorded

WD

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-0000050
Asset Mgmt No.: 26-066

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.

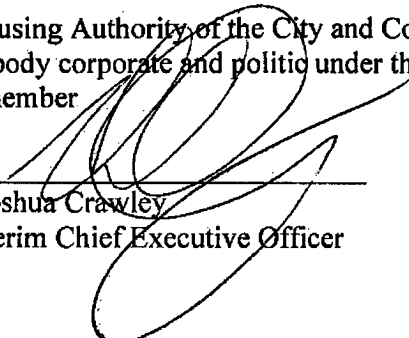
DocuSign Envelope ID: E1DDE88F-14F9-8334-8318-36280DAF393C

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

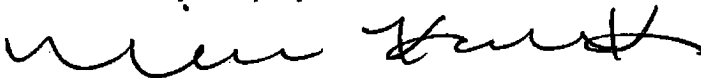
ATTEST:

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

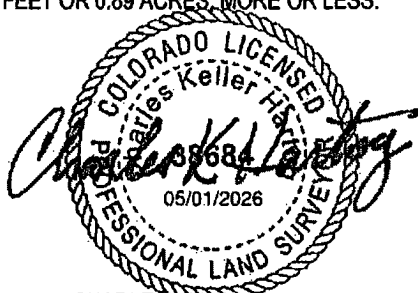
EXHIBIT A
LEGAL DESCRIPTION
PAGE 1 OF 2

2019-PROJMSTR-0000673-ROW-006

LAND DESCRIPTION

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 A
SUN VALLEY HOMES FOURTH FILING
CONTAINING 38,730 SQUARE FEET OR 0.89 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

PLANS 2019-238-01-031 (PACIFIC) L. HARTOG, PLS 38684, SURVEY SYSTEMS, INC. 2019-238-01-031, 100% TO CLW
REVISION 05/01/2026, 05/01/2026, 05/01/2026

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

ISSUE DATE: 5/1/2026	
DATE	REVISION COMMENTS

EXHIBIT A
N. CLAY 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 #: 2019-238-01-031
CLIENT CODE: OHOC30

SHEET NO.

1

1 OF 2

2019-PROJMSTR-0000673-ROW-006



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

FILED IN 10/2016-238-01-024 (HONORABLE JUDGE JAMES J. WILSON) JURY VERDICT: 204 TRACKS/204 LAYOUT: 21. CLAY
FILED IN 05/01/20 12:12:00 BY CLAY COUNTY

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: YW
JOB #: 2018-238-01-031
CLIENT CODE: DHOC30

SHEET NO.

2

1. 06