



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 11, 2026

ROW # 2022-DEDICATION-0000176 **SCHEDULE #:** Adjacent to 1) 0527206010000, 2) 0527206010000, 3) 0527206010000, and 4) 0527206010000

TITLE: This request is to dedicate four City-owned parcels of land as Public Right-of-Way as 1) West Evans Avenue, located at the intersection of West Evans Avenue and South Bannock Street, 2) South Cherokee Street, located at the intersection of South Cherokee Street and West Evans Avenue, 3) South Bannock Street, located at the intersection of South Bannock Street and West Evans Avenue, and 4) Public Alley, bounded by West Evans Avenue, South Cherokee Street, West Asbury Avenue, and South Bannock 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 Evans Avenue, 2) South Cherokee Street, 3) South Bannock Street, and 4) 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, “Evans Station.”

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 Evans Avenue, 2) South Cherokee Street, 3) South Bannock Street, and 4) Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2022-DEDICATION-0000176-001, 002, 003, 004) HERE.

A map of the area to be dedicated is attached.

GB/BP/BV

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



Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Flor Alvidrez District # 7
Councilperson Aide, Mark Montoya
Councilperson Aide, Benjamin Brown
Councilperson Aide, Victoria Martinez
Councilperson Aide, Laura DuFresne Duarte
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 2022-DEDICATION-0000176

City and County of Denver Department of Transportation & Infrastructure
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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: February 11, 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 four City-owned parcels of land as Public Right-of-Way as 1) West Evans Avenue, located at the intersection of West Evans Avenue and South Bannock Street, 2) South Cherokee Street, located at the intersection of South Cherokee Street and West Evans Avenue, 3) South Bannock Street, located at the intersection of South Bannock Street and West Evans Avenue, and 4) Public Alley, bounded by West Evans Avenue, South Cherokee Street, West Asbury Avenue, and South Bannock 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: Barbara.Valdez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

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

This project proposes to build a seven-story mixed-use building on vacant land. The developer was asked to dedicate four parcels of land as 1) West Evans Avenue, 2) South Cherokee Street, 3) South Bannock Street, and 4) Public Alley.

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

7. City Council District: Flor Alvidrez, District #7

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> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)

<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: 2022-DEDICATION-0000176

Description of Proposed Project: This project proposes to build a seven-story mixed-use building on vacant land. The developer was asked to dedicate four parcels of land as 1) West Evans Avenue, 2) South Cherokee Street, 3) South Bannock Street, and 4) 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 Evans Avenue, 2) South Cherokee Street, 3) South Bannock Street, and 4) 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 Evans Avenue, 2) South Cherokee Street, 3) South Bannock Street, and 4) Public Alley, as part of the development project called, "Evans Station."

City and County of Denver Department of Transportation & Infrastructure
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www.denvergov.org/doti
Phone: 720-865-3002

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

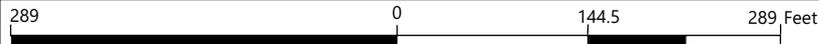


City and County of Denver



Legend

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



PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000176-001:

LEGAL DESCRIPTION - STREET PARCEL #1:

PARCEL ONE OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF JANUARY, 2026, AT RECEPTION NUMBER 2026006394 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 16 TO 40 AND A PORTION THE SOUTH 5 FEET OF LOT 15, AND A PORTION OF THE VACATED ALLEY ADJACENT TO LOTS 16 TO 33, AND THE SOUTH 5 FEET OF LOTS 15 AND 34, BLOCK 6, ROSEDALE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (502), NORTH AMERICAN DATUM 1983 (2011), BASED ON GPS OBSERVATION USING TRIMBLE VRS NETWORK AND IS REFERENCED TO THE 20' RANGE LINE IN SOUTH CHEROKEE STREET, BETWEEN WEST EVANS AVENUE AND WEST ASBURY AVENUE, MONUMENTED WITH A 3/4" REBAR, LENGTH UNKNOWN, AND 2 1/2" ALUMINUM CAP IN RANGE BOX STAMPED PLS 16116 AT THE SOUTH END AND A 3/4" REBAR, LENGTH UNKNOWN, AND 2 1/2" ALUMINUM CAP IN RANGE BOX STAMPED WILSON & COMPANY, LS 37066 AT THE NORTH END, BEARING NORTH 0°13'28" WEST, A DISTANCE OF 659.83 FEET.

PARCEL ONE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 6;
THENCE NORTH 89°33'01" EAST, 266.09 FEET ALONG NORTH RIGHT-OF-WAY LINE OF WEST EVANS AVENUE TO THE SOUTHEAST CORNER OF SAID BLOCK 6;
THENCE NORTH 0°14'38" WEST, 14.00 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH BANNOCK STREET;
THENCE SOUTH 89°33'01" WEST, 266.09 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH CHEROKEE STREET;
THENCE SOUTH 0°13'28" EAST, 14.00 FEET, ALOG SAID EAST LINE TO THE POINT OF BEGINNING.
CONTAINING 3,725 SQUARE FEET, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000176-002:

LEGAL DESCRIPTION - STREET PARCEL #2:

PARCEL ONE OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF JANUARY, 2026, AT RECEPTION NUMBER 2026006394 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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PARCEL TWO:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 6;
THENCE NORTH 0°13'28" WEST, 14.00 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH CHEROKEE STREET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID EAST LINE NORTH 0°13'28" WEST, 215.94 FEET TO A POINT 5 FEET NORTH OF THE SOUTH LINE OF LOT 15;
THENCE DEPARTING SAID EAST LINE, NORTH 89°32'18" EAST, 2.00 FEET;
THENCE SOUTH 0°13'28" EAST, 215.94 FEET, AND PARALLEL WITH SAID EAST LINE TO A POINT 14 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF WEST EVANS AVENUE;
THENCE SOUTH 89°33'01" WEST, 2.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 432 SQUARE FEET, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000176-003:

LEGAL DESCRIPTION - STREET PARCEL #3:

PARCEL ONE OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF JANUARY, 2026, AT RECEPTION NUMBER 2026006394 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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PARCEL THREE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 6;
THENCE NORTH 0°14'38" WEST, 14.00 FEET, ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH BANNOCK STREET TO THE POINT OF BEGINNING;
THENCE SOUTH 89°33'01" WEST, 2.00 FEET;

THENCE NORTH 0°14'38" WEST, 386.00 FEET, AND PARALLEL WITH SAID WEST LINE TO A POINT ON THE NORTH LINE OF LOT 40.
THENCE NORTH 89°31'44" EAST, 2.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF SOUTH BANNOCK STREET;
THENCE SOUTH 0°14'38" EAST, 386.00 FEET, ALONG SAID WEST LINE TO THE POINT OF BEGINNING.
CONTAINING 772 SQUARE FEET, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2022-DEDICATION-0000176-004:

LEGAL DESCRIPTION - ALLEY PARCEL #4:

PARCEL ONE OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF JANUARY, 2026, AT RECEPTION NUMBER 2026006394 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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PARCEL FOUR:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 40;
THENCE SOUTH 0°14'03" EAST, 169.98 FEET, ALONG THE EAST LINE OF ALLEY DESCRIBED IN BOOK 7, PAGE 35 TO A POINT 5 FEET NORTH OF THE NORTHWEST CORNER OF LOT 33 ;
THENCE NORTH 89°32'18" EAST, 16.00 FEET;
THENCE NORTH 0°14'03" WEST, 60.00 FEET AND PARALLEL WITH SAID EAST LINE OF THE ALLEY;
THENCE NORTH 28°32'06" WEST, 29.53 FEET TO A POINT 2.00 FEET EAST OF SAID EAST LINE OF THE ALLEY;
THENCE NORTH 0°14'03" WEST, 83.92 FEET AND PARALLEL WITH SAID EAST LINE OF THE ALLEY, TO A POINT ON THE NORTH LINE OF SAID LOT 40; THENCE SOUTH 89°31'44" WEST, 2.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,362 SQUARE FEET, MORE OR LESS.



01/28/2026 02:58 PM
City & County of Denver
Electronically Recorded

R \$0.00

WD

D \$0.00

After signing, return to:
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Division of Real Estate
Denver, Colorado 80202
Project Description: 2022-DEDICATION-0000176
Asset Mgmt No.: 26-011

No Fee

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 15th day of January, 2026, by **235 W EVANS LLC**, a Colorado limited liability company, whose address is 2372 S. Humboldt Street, Denver, CO 80210, 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.

EXHIBIT A
LAND DESCRIPTON

A PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

FOUR PARCELS OF LAND BEING A PORTION OF LOTS 16 TO 40 AND A PORTION THE SOUTH 5 FEET OF
LOT 15, AND A PORTION OF THE VACATED ALLEY ADJACENT TO LOTS 16 TO 33, AND THE SOUTH 5 FEET
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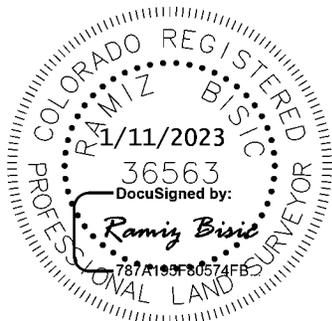
A PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

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PARCEL FOUR:

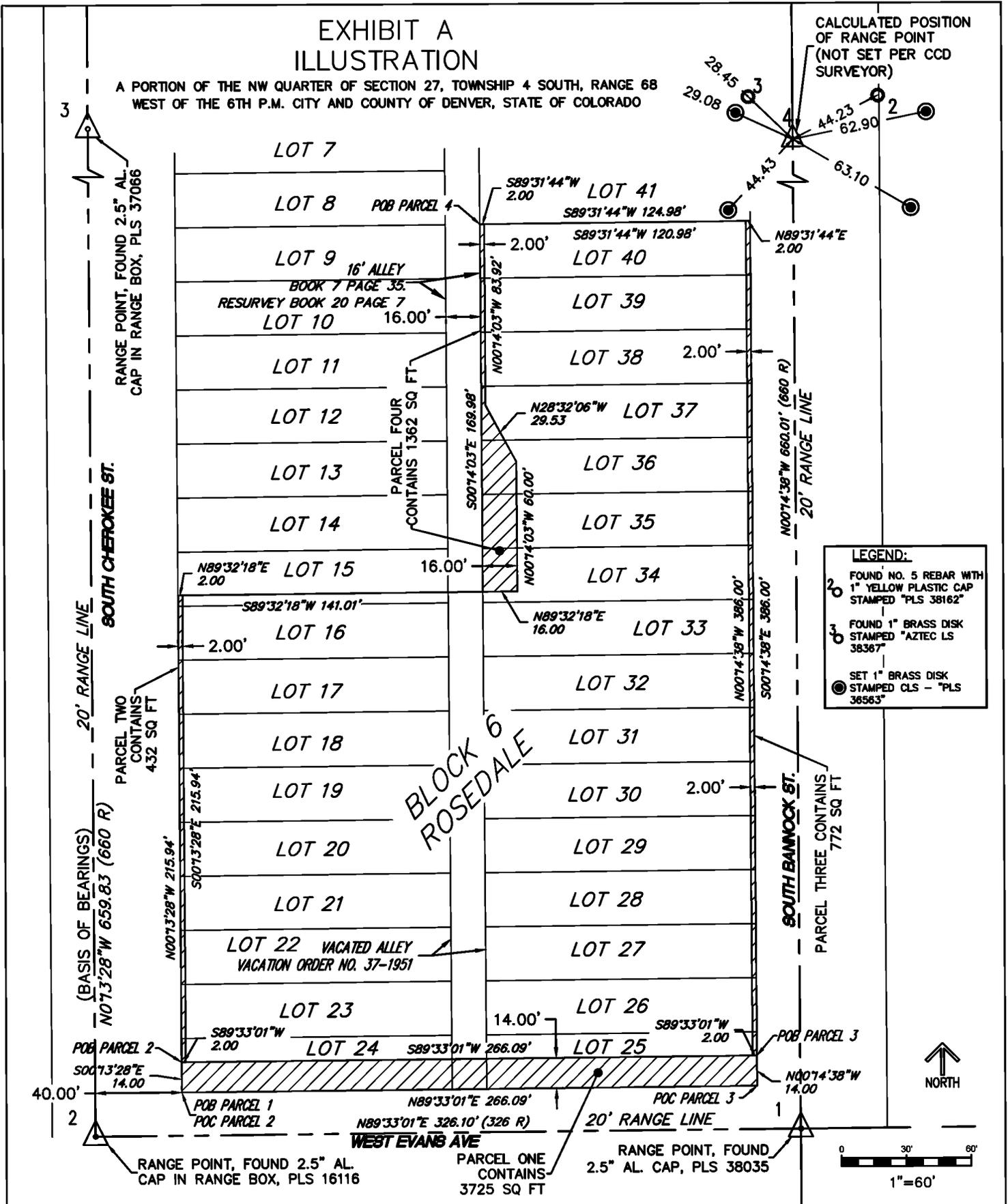
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PREPARED BY: RAMIZ BISIC, PLS 36563
ON BELALF OF: COLORADO LAND SURVEYING
5343 W. 116TH CIR,
WESTMINSTER, CO 80020
303-882-1429

EXHIBIT A ILLUSTRATION

A PORTION OF THE NW QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO



PROJ # 20220038		ISSUE DATE: 1/10/2022		235 W EVANS AVE DENVER, CO 80223	ILLUSTRATION	<p>COLORADO LAND SURVEYING 5343 W. 118TH CIR. WESTMINSTER, CO 80020</p>	DONE BY: SMS
DATE	REVISIONS						CHECKED BY: RB
							PAGE 1 OF 1