



## REQUEST FOR ORDINANCE TO RELINQUISH AN EASEMENT

**TO:** Katie Ehlers, City Attorney's Office

**FROM:** Glen Blackburn, PE, Director, Right of Way Services

**PROJECT NO:** 2022-RELINQ-0000022

**DATE:** March 3, 2026

**SUBJECT:** Request for an Ordinance to relinquish a portion of the utility easement established in Vacating Ordinance No. 850, Series of 1991. Located at 805 West 38<sup>th</sup> Avenue.

Signed by:  
  
DF13EBC85E48471...

**It is requested that the above subject item be placed on the next available Mayor Council Agenda.**

This office has investigated the request of Ryan Snyder, dated February 16, 2026, on behalf of DEN38HPARTNERS LLC for the relinquishment of the subject easement.

This matter has been coordinated with Asset Management; City Forester; Comcast; Denver Water; DOTI ROWS Survey; Denver Fire Department; Historic Preservation/Landmark; Metro Water Recovery; Emergency Management; Parks & Recreation; DOTI ROWS Construction Engineering; DOTI Policy and Planning; DOTI Sign & Stripe; CenturyLink; Xcel Energy; City Councilperson Watson, District 9; CPD DS Project Coordinator; DOTI ROWS DES Transportation and Wastewater; RTD; and CDOT, all of whom have indicated no objection to the proposed easement relinquishment.

As a result of these investigations, it has been determined that there is no objection to relinquishing the subject easement.

Therefore, you are requested to initiate Council action to relinquish the easement in the following described area:

### **INSERT PARCEL DESCRIPTION 2022-RELINQ-0000022-001 HERE**

A vicinity map of the subject easement area(s) and a copy of the document(s) creating the easement(s) are attached.

GB:vw

cc: Mile High Ordinance  
City Councilperson & Aides  
City Council Staff – Luke Palmisano  
Department of Law – Bradley Beck  
Department of Law – Katie Ehlers  
Department of Law – Mar'quasa Maes  
DOTI, Manager's Office – Alba Castro  
DOTI, ROWS Deputy Director – Darion Mayhorn  
DOTI, Ordinance  
DOTI, Survey – Paul Rogalla

City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services | Permitting & Coordination | Land Use & Permanent Occupancy  
201 W Colfax Ave, Dept 507 | Denver, CO 80202  
[www.denvergov.org/rowplanreview](http://www.denvergov.org/rowplanreview)  
Phone: (720) 865-3003

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

EXHIBIT A  
LAND DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; AND BEING A PORTION OF THE EASEMENT RIGHTS RETAINED FOR VACATED N. GALAPAGO STREET, AS RECORDED WITH THE CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE UNDER RECEPTION NO. 1992095495, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID RETAINED EASEMENT RIGHTS, WHENCE A FOUND AXLE IN RANGE BOX, ACCEPTED AS THE RANGE LINE FOR THE INTERSECTION OF W. 39TH AVE AND GALAPAGO STREET, BEARS N06°29'07"E, 181.89 FEET, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 48.00 FEET AND A LONG CHORD OF S23°55'23"E, 39.19 FEET;

THENCE SOUTHEASTERLY 40.37 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°11'04";

THENCE S00°10'22"W, 178.79 FEET;

THENCE N89°56'10"W, 16.00 FEET;

THENCE N00°12'51"E, 214.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,037 SQUARE FEET OR 0.070 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE 20' RANGE LINE ALONG WEST 39TH AVE. BETWEEN SOUTH GALAPAGO STREET AND FOX STREET., BEING S89°48'47"E USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED ON THE WEST AT S. GALAPAGO STREET BY A FOUND AXLE IN RANGE BOX. AND AS MONUMENTED ON THE EAST AT FOX STREET BY A 2.5 INCH ALUMINUM CAP PLS 37066 IN RANGE BOX.

LAND DESCRIPTION STATEMENT:

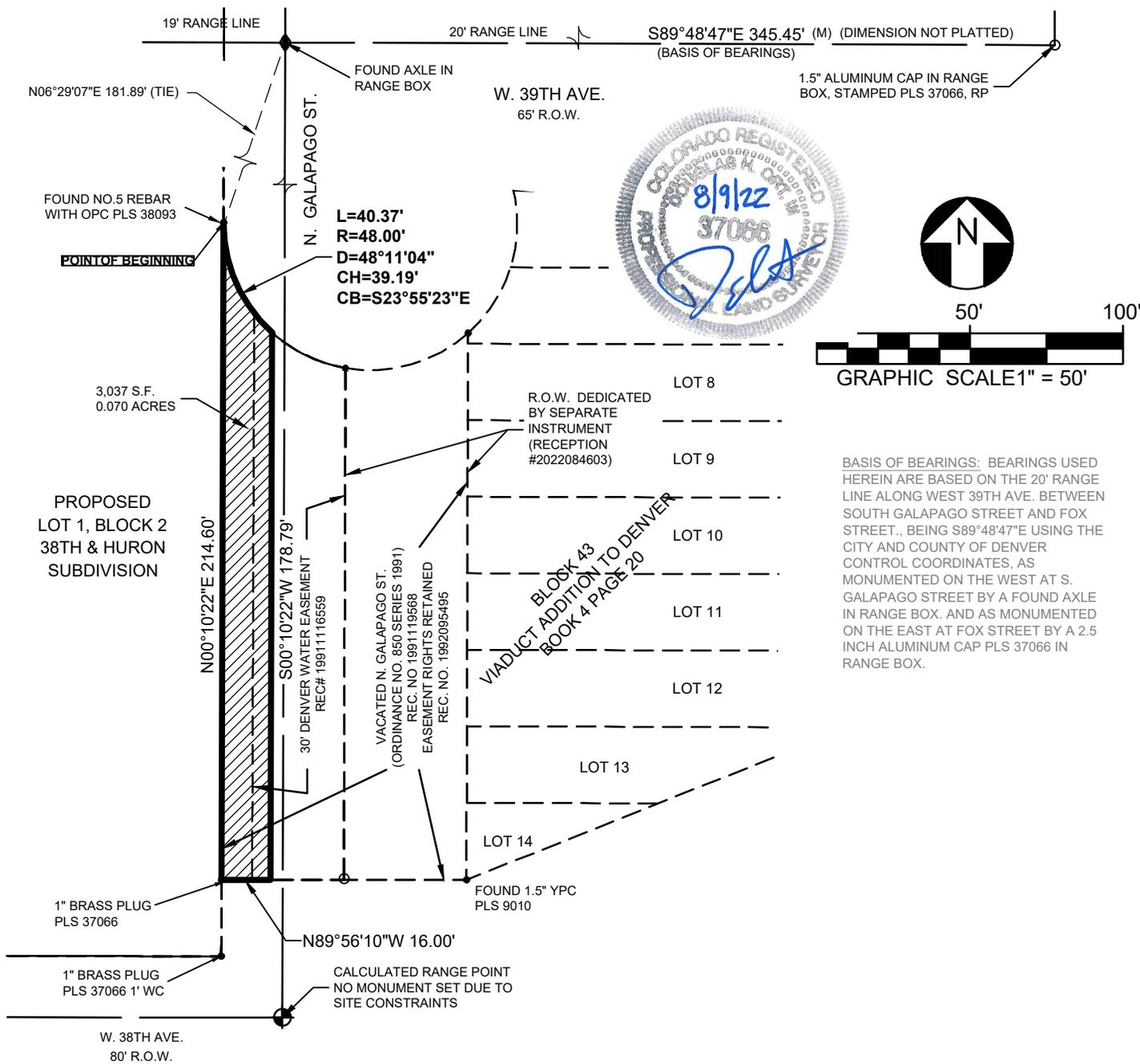
I, DOUGLAS H. ORT III, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

DOUGLAS H. ORT III, COLORADO PLS 37066  
COLLIERS ENGINEERING & DESIGN  
7110 WEST JEFFERSON AVE, SUITE 100  
LAKEWOOD, CO 80236  
DOUG.ORT@COLLIERSENGINEERING.COM  
PH 720-235-9593



# EXHIBIT "A"

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, T3S, R68W, OF THE 6TH P.M.,  
CITY AND COUNTY OF DENVER, STATE OF COLORADO



BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE 20' RANGE LINE ALONG WEST 39TH AVE. BETWEEN SOUTH GALAPAGO STREET AND FOX STREET., BEING S89°48'47"E USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED ON THE WEST AT S. GALAPAGO STREET BY A FOUND AXLE IN RANGE BOX. AND AS MONUMENTED ON THE EAST AT FOX STREET BY A 2.5 INCH ALUMINUM CAP PLS 37066 IN RANGE BOX.

NOTICE: ACCORDING TO COLORADO STATE LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THIS EXHIBIT AND LEGAL DESCRIPTION DOES NOT REPRESENT A LAND SURVEY PLAT, AN IMPROVEMENT SURVEY PLAT OR A BOUNDARY SURVEY.

DOUGLAS H. ORT III, PLS 37066



Engineering & Design

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## EXHIBIT FOR EASEMENT ABANDONMENT

SOUTHWEST 1/4 OF SECTION 22, T3S, R68W, OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO



Know what's below. Call before you dig. STATE REQUIRED FILE NUMBER FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DENVER OFFICE  
Academy Park Plaza  
7110 West Jefferson Avenue,  
Suite 100  
Lakewood, CO 80235  
Phone: 303.731.6216  
Fax: 303.632.2445

PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

EXHIBIT			
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
1" = 40'	05/18/22	LCB	DHO
PROJECT NUMBER:	DRAWING NAME:		
21007251A	20-300-319 FOX SUBDIVISION		
SHEET TITLE:			
EXHIBIT A			
SHEET NUMBER:			
2 of 2			

# 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: March 3, 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: Easement Relinquishment

2. **Title:** (Start with *approves, amends, dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

Approves an Ordinance to relinquish a portion of the utility easement established in Vacating Ordinance No. 850, Series of 1991. Located at 805 West 38th Avenue.

3. **Requesting Agency:** DOTI, Right-of-Way Services Division, Permitting & Coordination Section

## 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: Vanessa West	Name: Alaina McWhorter
Email: Vanessa.West@denvergov.org	Email: Alaina.Mcwhorter@denvergov.org

5. **General description or background of proposed request. Attach executive summary if more space needed:**  
(who, what, why)

DEN38HPARTNERS LLC is requesting to relinquish a portion of the utility easement established in Vacating Ordinance No. 850, Series of 1991. Located at 805 West 38th Avenue. Executive Summary is attached with additional information.

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

7. **City Council District:** Councilperson Watson, District 9

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?

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

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

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

## EASEMENT RELINQUISHMENT EXECUTIVE SUMMARY

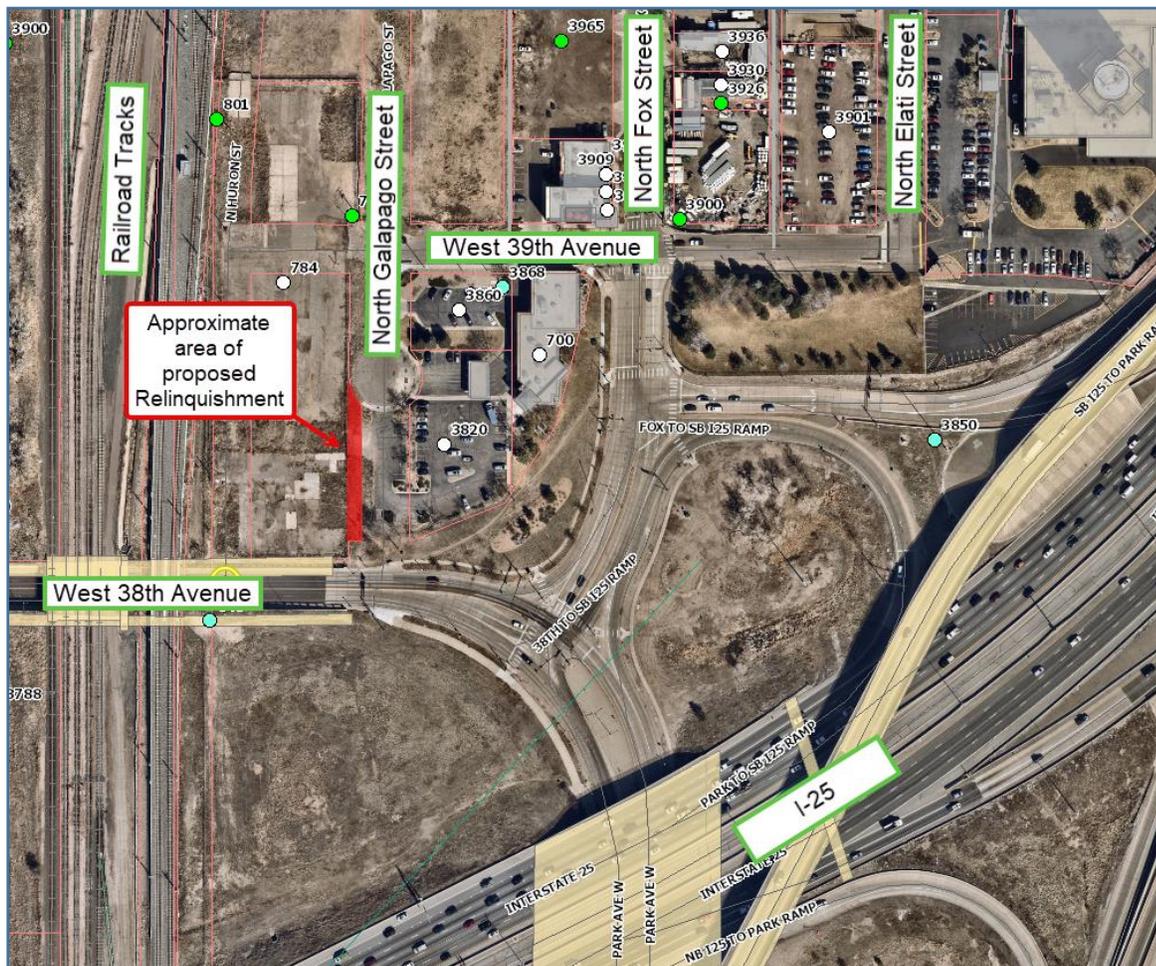
Application Title: 2022-RELINQ-0000022, 38th and Huron South Partial Easement Relinquishment

Property Owner: DEN38HPARTNERS LLC

Description of Proposed Easement Relinquishment: The applicant is building a 398 multi-family unit with structured parking. The partial utility easement relinquishment will allow the applicant to build on the subject easement area.

Project Background: Existing utilities have been re-routed or have a separate easement agreement.

Location Map:



City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services | Permitting & Coordination | Land Use & Permanent Occupancy  
201 W Colfax Ave, Dept 507 | Denver, CO 80202  
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