



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: October 31, 2025

ROW #: 2024-DEDICATION-0000218 **SCHEDULE #:** Adjacent to 0704100028000 and 0704100081000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as East Hampden Avenue, located at the intersection of East Hampden Avenue and South Yosemite 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 East Hampden Avenue. 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, "8850 E Hampden Ave"

Signed by:

DF13EBC85E48471...

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 East Hampden Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2024-DEDICATION-0000218-001) HERE.

A map of the area to be dedicated is attached.

GB/BP/DG

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Diana Romero Campbell District # 4
Councilperson Aide, Macy Conant
Councilperson Aide, Kathy Gile
Councilperson Aide, Jennifer Ramos
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, Martin Plate
Department of Law, Brad Beck
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Brian Pfohl
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2024-DEDICATION-0000218

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

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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

Please mark one: ☐ Bill Request or ☒ Resolution Request

Date of Request: October 31, 2025

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 East Hampden Avenue, located at the intersection of East Hampden Avenue and South Yosemite 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: Dalila Gutierrez	Name: Alaina McWhorter
Email: Dalila.Gutierrez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:
The proposed project is to build a new commercial structure. The developer was asked to dedicate a parcel of land as East Hampden Avenue.

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

7. City Council District: Diana Romero Campbell, District # 4

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):

Current Contract Amount (A)	Additional Funds (B)	Total Contract Amount (A+B)
Current Contract Term	Added Time	New Ending Date

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?



EXECUTIVE SUMMARY

Project Title: 2024-DEDICATION-0000218

Description of Proposed Project: The proposed project is to build a new commercial structure. The developer was asked to dedicate a parcel of land as East Hampden Avenue.

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 East Hampden Avenue.

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 East Hampden Avenue, as part of the development project called, "8850 E Hampden Ave."

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave | Denver, CO 80215
www.denvergov.org/dot
Phone: 720-865-3002

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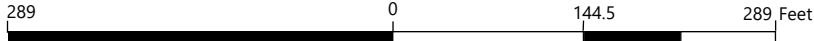


City and County of Denver



Legend

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



WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:2,257

Map Generated 10/31/2025

The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.

THIS IS NOT A LEGAL DOCUMENT.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000218-001:**LEGAL DESCRIPTION – STREET PARCEL**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF OCTOBER, 2025, AT RECEPTION NUMBER 2025107324 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PART OF THAT LAND DESCRIBED IN THE DEED RECORDED AT RECEPTION NUMBER 2004100262 AND THE DEED RECORDED AT RECEPTION NUMBER 2024088969, BOTH RECORDED IN THE DENVER COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE NE 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE S89°49'04"W COINCIDENT WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 79.99 FEET; THENCE S00°10'56"E A DISTANCE OF 61.00 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN THE DEED RECORDED AT RECEPTION NUMBER 2004100262 AND THE **POINT OF BEGINNING**.

THENCE S45°18'27"E COINCIDENT WITH SAID EXTERIOR BOUNDARY A DISTANCE OF 12.65 FEET; THENCE S00°38'43"W COINCIDENT WITH SAID EXTERIOR BOUNDARY A DISTANCE OF 9.03 FEET; THENCE N44°46'09"W A DISTANCE OF 12.58 FEET TO A LINE BEING 70 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE S89°49'04"W, COINCIDENT WITH SAID PARALLEL LINE, A DISTANCE OF 267.77 FEET TO A POINT ON THE WEST LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED AT RECEPTION NUMBER 2024088969; THENCE N00°41'16"E COINCIDENT WITH SAID WEST LINE A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF LAST SAID PARCEL OF LAND AND THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF EAST HAMPDEN AVENUE; THENCE N89°49'04"E COINCIDENT WITH THE NORTH LINE OF LAST SAID PARCEL OF LAND AND SAID SOUTH R.O.W. LINE A DISTANCE OF 135.14 FEET TO THE NORTHEAST CORNER OF LAST SAID PARCEL OF LAND; THENCE S00°38'01"W COINCIDENT WITH THE EAST LINE OF LAST SAID PARCEL OF LAND AND SAID SOUTH R.O.W. LINE A DISTANCE OF 1.00 FOOT TO THE NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED AT RECEPTION NUMBER 2004100262; THENCE N89°49'04"E COINCIDENT WITH THE NORTH LINE OF LAST SAID PARCEL OF LAND AND SAID SOUTH R.O.W. LINE A DISTANCE OF 132.48 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS (2,625 SQUARE FEET) 0.06027 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF THE NE 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A GRID BEARING OF S00°38'43"W AND BOUNDED BY THE NORTHEAST CORNER OF SAID SECTION 4, MONUMENTED WITH A FOUND 3-1/4" ALUMINUM CAP ON A REBAR IN A RANGE BOX STAMPED "PLS NO. 14157" AND THE EAST 1/4 CORNER OF SAID SECTION 4, MONUMENTED WITH A FOUND 3-1/4" ILLEGIBLE ALUMINUM CAP ON A REBAR IN A WATER VALVE BOX.



10/30/2025 10:59 AM
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: 2024-DEDICATION-0000218
Asset Mgmt No.: 25-242

No Fee

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 22nd day of October, 2025, by **THE BAILEY COMPANY, LLLP**, a Colorado limited liability limited partnership, whose address is 4690 Table Mountain Drive, Unit 100, Golden, CO 80403, 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.

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

ATTEST:

THE BAILEY COMPANY, LLLP, a Colorado limited liability limited partnership

By: Jordan F. Schultz

Name: Jordan F. Schultz

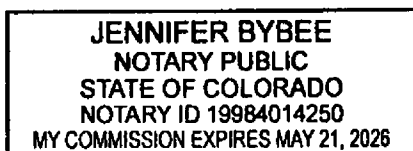
Its: Vice President

STATE OF Colorado
COUNTY OF Jefferson ss.

The foregoing instrument was acknowledged before me this 22nd day of October, 2025
by Jordan F. Schultz, as Vice President of THE BAILEY COMPANY,
LLLP, a Colorado limited liability limited partnership.

Witness my hand and official seal.

My commission expires: May 21, 2026



Jennifer Bybee
Notary Public

2023-PROJMSTR-0000440-ROW

EXHIBIT "A"

Land Description:

A Parcel of Land being a part of that land described in the Deed recorded at Reception Number 2004100262 and the Deed recorded at Reception Number 2024088969, both recorded in the Denver County, Colorado Clerk and Recorder's Office, situated in the NE 1/4 of Section 4, Township 5 South, Range 67 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Northeast corner of said Section 4; Thence S89°49'04"W coincident with the North Line of the Northeast 1/4 of said Section 4, a distance of 79.99 feet; Thence S00°10'56"E a distance of 61.00 feet to a point on the Exterior Boundary of said Parcel of Land described in the Deed recorded at Reception Number 2004100262 and the **Point of Beginning**.

Thence S45°18'27"E coincident with said Exterior Boundary a distance of 12.65 feet;
Thence S00°38'43"W coincident with said Exterior Boundary a distance of 9.03 feet;
Thence N44°46'09"W a distance of 12.58 feet to a line being 70 feet south of and parallel with the north line of the northeast 1/4 of said section 4;
Thence S89°49'04"W, coincident with said parallel line, a distance of 267.77 feet to a point on the West Line of the Parcel of Land described in the Deed recorded at Reception Number 2024088969;
Thence N00°41'16"E coincident with said West Line a distance of 10.00 feet to the Northwest Corner of last said Parcel of Land and the South Right-Of-Way (R.O.W.) Line of East Hampden Avenue;
Thence N89°49'04"E coincident with the North Line of last said Parcel of Land and said South R.O.W. Line a distance of 135.14 feet to the Northeast Corner of last said Parcel of Land;
Thence S00°38'01"W coincident with the East Line of last said Parcel of Land and said South R.O.W. Line a distance of 1.00 foot to the Northwest Corner of the Parcel of Land described in the Deed recorded at Reception Number 2004100262;
Thence N89°49'04"E coincident with the North Line of last said Parcel of Land and said South R.O.W. Line a distance of 132.48 feet to the **Point of Beginning**.

Parcel Contains (2,625 Square Feet) 0.06027 Acres, more or less.

All lineal distances are represented in U.S. Survey Feet.

Bearings are based on the East Line of the NE 1/4 of Section 4, Township 5 South, Range 67 West of the 6th Principal Meridian having a GRID bearing of S00°38'43"W and bounded by the Northeast Corner of said Section 4, monumented with a Found 3-1/4" Aluminum Cap on a rebar in a range box stamped "PLS No. 14157" and the East 1/4 Corner of said Section 4, monumented with a Found 3-1/4" illegible Aluminum Cap on a rebar in a water valve box.

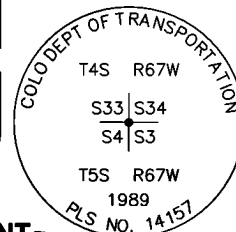
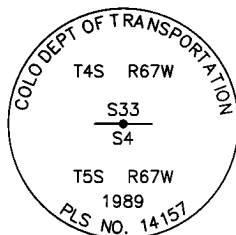
Date Prepared: July 8, 2024
Date of Last Revision: December 6, 2024

Prepared By: Jeffrey A. Miller
Colorado PLS No. 38467
For and on behalf of
Engineering Service Company



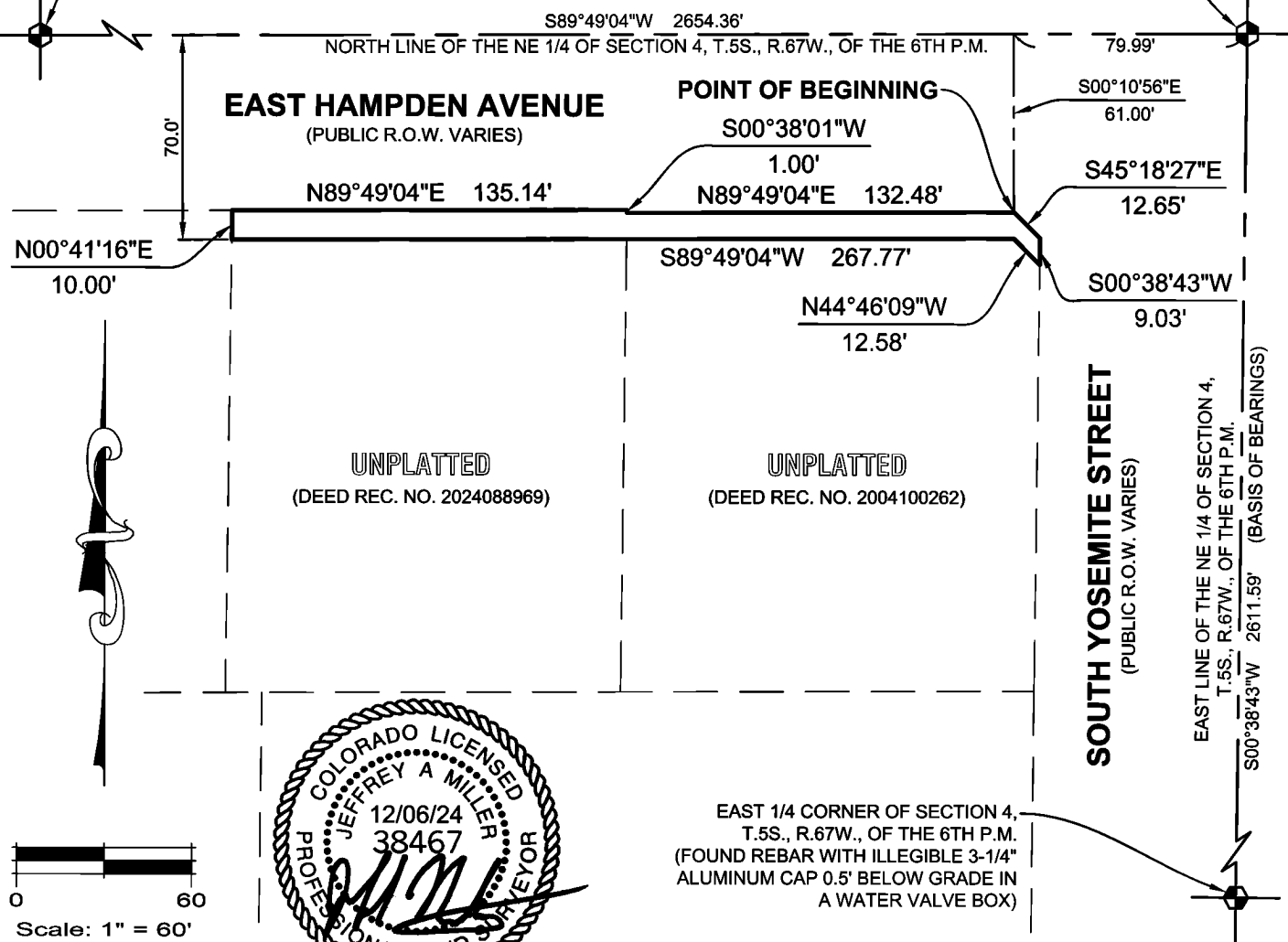
2023-PROJMSTR-0000440-ROW

EXHIBIT "A"



NORTH 1/4 CORNER OF SECTION 4,
T.5S., R.67W., OF THE 6TH P.M.
(FOUND REBAR WITH 3-1/4"
ALUMINUM CAP STAMPED AS SHOWN
0.7' BELOW GRADE IN A RANGE BOX)

POINT OF COMMENCEMENT
NE CORNER OF SECTION 4, T.5S., R.67W., OF THE 6TH P.M.
(FOUND REBAR WITH 3-1/4" ALUMINUM CAP STAMPED AS
SHOWN, 0.6' BELOW GRADE IN A RANGE BOX)



EAST 1/4 CORNER OF SECTION 4,
T.5S., R.67W., OF THE 6TH P.M.
(FOUND REBAR WITH ILLEGIBLE 3-1/4"
ALUMINUM CAP 0.5' BELOW GRADE IN
A WATER VALVE BOX)

ESC
ENGINEERING
SERVICE
COMPANY

14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393 | F 303.337.7481

PROPERTY OWNER:

THE BAILEY COMPANY
6200 OAK TREE BOULEVARD, SUITE 250
INDEPENDENCE, OHIO 44131-6943

PARCEL CONTAINS
2,625 SQUARE FEET
0.06027 ACRES

CITY OF DENVER

Drawn By: MAF	Checked By: JAM	Project No.: 1775.1	Date: 07/08/2024
Scale: 1" = 60'	File Name: N:\Projects\Vocon\Denver-8850-8888 E. Hampden Ave\CAD\Exhibits\Denver - 8850-8888 E Hampden Ave_EXHIBITS.dwg		

Note: This illustration does not represent a monumented survey. It is intended only to depict the attached description.

ILLUSTRATION

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 4,
T.5S., R.67W. OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO