


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: September 5, 2025

ROW #: 2025-DEDICATION-0000140 **SCHEDULE #:** 1) 0518200244000, and 2) 0518200242000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) South Sheridan Boulevard, located near the intersection of South Sheridan Boulevard and West Custer Place, and 2) South Sheridan Boulevard, located near the intersection of South Sheridan Boulevard and West Custer Place.

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) South Sheridan Boulevard, and 2) South Sheridan Boulevard.

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 existing City owned land for Public Right-of-Way purposes as 1) South Sheridan Boulevard, and 2) South Sheridan Boulevard. The land is described as follows:

INSERT PARCEL DESCRIPTION ROW (2025-DEDICATION-0000140-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/PR/DG

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson Jamie Torres District # 3
Council Aide Daisy Rocha Vasquez
Council Aide Angelina Gurule
Council Aide Ayn Tougaard Slavis
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, Paul Rogalla
DOTI Ordinance
Project file folder 2025-DEDICATION-0000140

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

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: September 5, 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 two City-owned parcels of land as Public Right-of-Way as 1) South Sheridan Boulevard, located near the intersection of South Sheridan Boulevard and West Custer Place, and 2) South Sheridan Boulevard, located near the intersection of South Sheridan Boulevard and West Custer Place.

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:**
Surveyor is requesting a remnant two street parcel dedication as 1) South Sheridan Boulevard, and 2) South Sheridan Boulevard.

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

7. **City Council District:** Jamie Torres, District # 3

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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

Project Title: 2025-DEDICATION-0000140

Description of Proposed Project: Surveyor is requesting a remnant two street parcel dedication as 1) South Sheridan Boulevard, and 2) South Sheridan Boulevard.

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) South Sheridan Boulevard, and 2) South Sheridan Boulevard

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) South Sheridan Boulevard, and 2) South Sheridan Boulevard.

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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Legend

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



289 0 144.5 289 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:2,257

Map Generated 9/4/2025

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. 2025-DEDICATION-0000140-001:

LAND DESCRIPTION – SOUTH SHERIDAN BOULEVARD PARCEL NO. 1

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED JULY 29, 2002 AT RECEPTION NUMBER 2002132881 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/16TH CORNER OF SAID SECTION 18;
THENCE SOUTH 00°22'20" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 494.55 FEET TO A POINT;
THENCE SOUTH 89°45'00" EAST, ALONG THE NORTH LINE EXTENDED WESTERLY AND THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN A DEED RECORDED JUNE 21, 2000 AT RECEPTION NUMBER 2000087047 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°45'00" EAST, A DISTANCE OF 10.00 FEET TO A POINT;
THENCE SOUTH 00°22'20" EAST A DISTANCE OF 1.20 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL;
THENCE NORTH 89°45'00" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 10.00 FEET TO A POINT;
THENCE NORTH 00°22'20" WEST, PARALLEL WITH AND 20.00 FEET EAST OF THE WEST LINE OF SAID PARCEL, A DISTANCE OF 1.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 12 SQUARE FEET, MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000140-002:

LAND DESCRIPTION – SOUTH SHERIDAN BOULEVARD PARCEL NO. 2

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED OCTOBER 29, 2002 AT RECEPTION NUMBER 2002204010 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/16TH CORNER OF SAID SECTION 18;
THENCE SOUTH 00°22'20" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 495.75 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN A DEED RECORDED APRIL 18, 2001 AT RECEPTION NUMBER 2001058392 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE;
THENCE SOUTH 89°45'00" EAST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°45'00" EAST, A DISTANCE OF 10.00 FEET TO A POINT;
THENCE SOUTH 00°22'20" EAST A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL;
THENCE NORTH 89°45'00" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 10.00 FEET TO A POINT;
THENCE NORTH 00°22'20" WEST, PARALLEL WITH AND 30.00 FEET EAST OF THE WEST LINE OF SAID PARCEL, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 650 SQUARE FEET (0.01 ACRES), MORE OR LESS.

Asset Mgmt. #: 02 - 060

Asset Management: Date: 7-29-02

Approved: [Signature]

Project Description: S. SHERRARD PROJECT

Re:

Approved as to Form City Attorney: Date:

WARRANTY DEED

THIS DEED, dated July 26, 2002, between Paula Derickson whose legal address is 5270 S. Meade St., Littleton, Colorado grantor, and THE CITY AND COUNTY OF DENVER, a Colorado Municipal Corporation, whose legal address is 1437 Bannock Street, Denver, Colorado 80222 of the City and County of Denver and State of Colorado, grantee:

NO DOCUMENTARY FEE
REQUIRED

WITNESS, that the grantor, for and in consideration of the sum of FIFTY DOLLARS AND 00/100 (\$50.00), and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

FOR LEGAL DESCRIPTION, SEE EXHIBIT DATED FEBRUARY 28, 2002 ATTACHED HERETO AND MADE A PART OF THIS GENERAL WARRANTY DEED.

Also known by street and number as: Vacant Land
Assessor's schedule or parcel number:

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. The grantor, for it self, it's heirs and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, it's heirs and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except

NONE

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

[Signature]
Paula Derickson

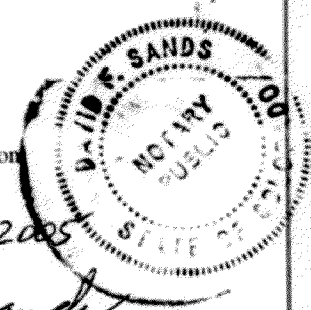
STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 26th day of July 2002, by Paula Derickson

Witness my hand and official seal.

My commission expires: 8-3-2005

[Signature]
Notary Public



Parcel Description of
Right-of-Way Dedication
TK-60A

A parcel of land as described under Reception No. 2000087047 and recorded on June 21, 2000 in the records of the City and County of Denver Clerk and Recorder's Office, being a part of the Northwest Quarter of Section 18, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

Commencing at the North 1/16th corner of said Section 18; thence South 00°22'20" East, along the west line of said Northwest Quarter, a distance of 494.55 feet to a point; thence South 89°45'00" East, along the north line extended westerly and the north line of said parcel, a distance of 30.00 feet to the POINT OF BEGINNING;

Thence continuing along said north line,

South 89°45'00" East, a distance of 10.00 feet to a point;

Thence South 00°22'20" East a distance of 1.20 feet to a point on the south line of said parcel;

Thence North 89°45'00" West, along said south line, a distance of 10.00 feet to a point;

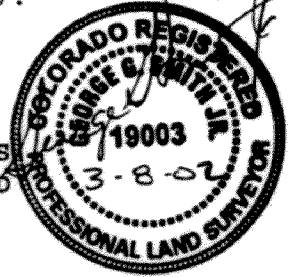
Thence North 00°22'20" West, parallel with and 20.00 feet east of the west line of said parcel, a distance of 1.20 feet to the POINT OF BEGINNING.

Containing 12 square feet, more or less.

BASIS OF BEARING: The bearings are based on the west line of the Northwest Quarter of Section 18, Township 4 South, Range 68 West of the 6th Principal Meridian as bearing South 00°22'20" East. The North 1/16th corner of said Section 18 is monumented by a 3-¼ " aluminum cap in range box, stamped: Colorado Dept. of Transportation 1999 PLS No. 5447 and the West quarter corner of said Section 7 is monumented by a 3-¼ " aluminum cap in range box, stamped: Colorado Dept. of Transportation 1999 PLS No. 5447.

PREPARED BY: GEORGE G. SMITH, JR., PLS
PLS 19003

ON BEHALF OF: KIRKHAM MICHAEL CONSULTING ENGINEERS
5600 SOUTH QUEBEC STREET, SUITE 200D
GREENWOOD VILLAGE, COLORADO 80111
(303) 694-2300

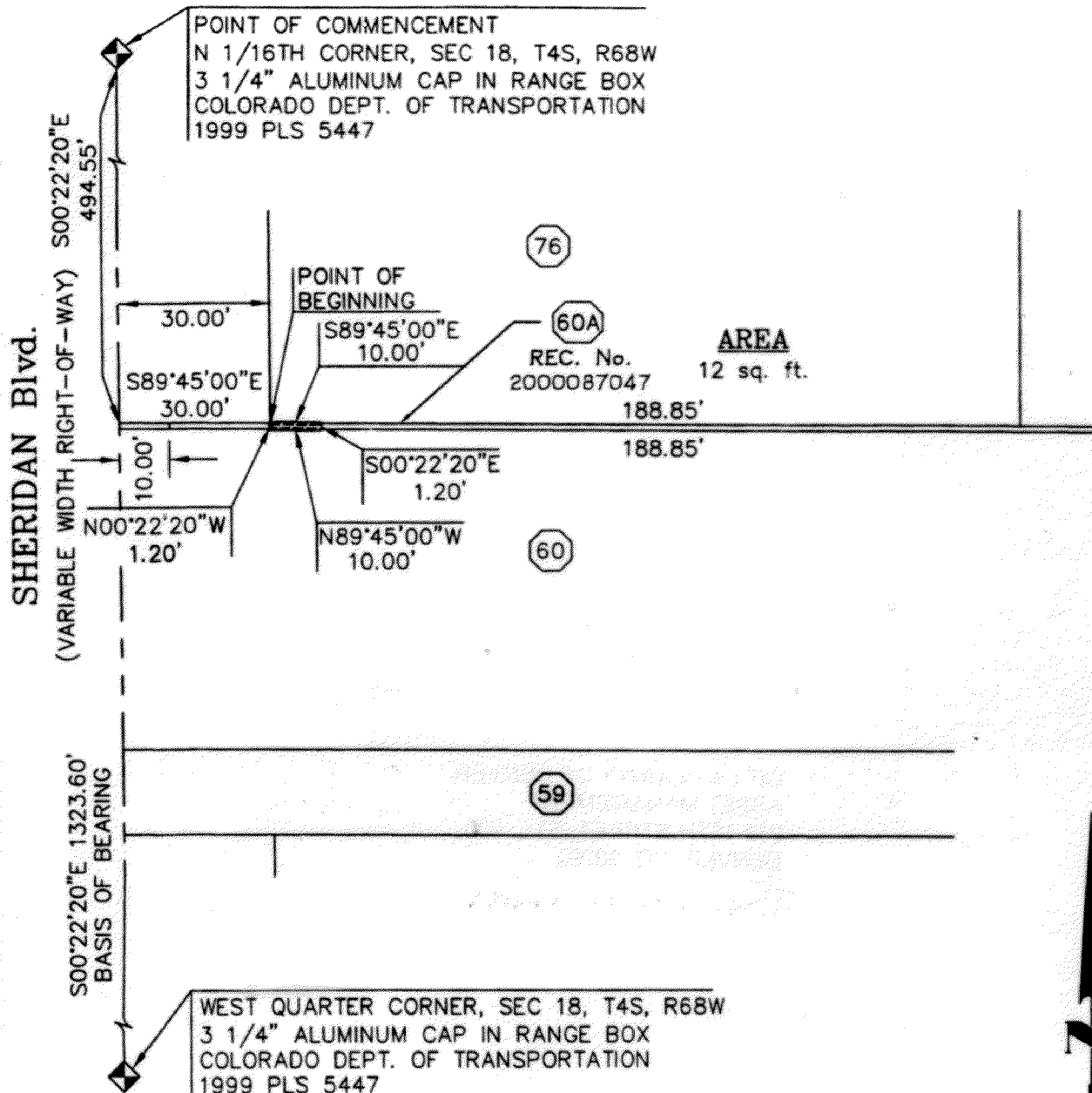


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PARCEL EXHIBIT FOR RIGHT-OF-WAY DEDICATION


TK-60A

PROJECT No. PZ 22099-170



NOTE:
THIS EXHIBIT DOES NOT REPRESENT
A MONUMENTED LAND SURVEY. IT IS
INTENDED TO DEPICT ONLY THE LEGAL
DESCRIPTION ON SHEET 1 OF 3.



SHEET 3 3 OF 3	DATE 1/28/02 DESIGN S.E. CHECKED DLS, J. KMA NO. M-000717	SHERIDAN BOULEVARD RIGHT-OF-WAY	CITY AND COUNTY OF DENVER	revisions: _____ _____ _____ _____ _____	
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WARRANTY DEED

THIS DEED, dated October 18, 2002, between Paula Aero, whose legal address is 5270 S. Meade St., Littleton, grantor, and THE CITY AND COUNTY OF DENVER, a Colorado Municipal Corporation, whose legal address is 1437 Bannock Street, Denver, Colorado 80222 of the City and County of Denver and State of Colorado, grantee:

NO DOCUMENTARY FEE
REQUIRED

WITNESS, that the grantor, for and in consideration of the sum of THREE THOUSAND DOLLARS AND 00/100 (\$3,000.00), and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

FOR LEGAL DESCRIPTION, SEE EXHIBIT DATED JULY 2, 2001 ATTACHED HERETO AND MADE A PART OF THIS GENERAL WARRANTY DEED.

Also known by street and number as: 580 S. Sheridan Blvd., Denver, CO (Part)
Assessor's schedule or parcel number: 0518200210000 (part)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. The grantor, for it self, it's heirs and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, it's heirs and assigns, that at the time of the enscaling and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except

NONE

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

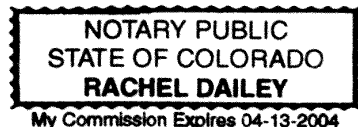
Paula Aero

STATE OF COLORADO)
)ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 18th day of October 2002, by Paula Aero.

Witness my hand and official seal.

My commission expires 4-13-2004



Rachel Dailey

Notary Public

ROW No. 200107010
Project No. PZ22099-170
July 2, 2001

Parcel Description of
Right-of-Way Dedication
TK-60

A parcel of land as described under Reception No. 2001058392 and recorded on April 18, 2001 in the records of the City and County of Denver Clerk and Recorder's Office, being a part of the Northwest Quarter of Section 18, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

Commencing at the North 1/16th corner of said Section 18; thence South 00°22'20" East, along the west line of said Northwest Quarter, a distance of 495.75 feet to the northwest corner of said parcel; thence South 89°45'00" East, along the north line of said parcel, a distance of 30.00 feet to the POINT OF BEGINNING;

Thence continuing along said north line,

South 89°45'00" East, a distance of 10.00 feet to a point;

Thence South 00°22'20" East a distance of 65.00 feet to a point on the south line of said parcel;

Thence North 89°45'00" West, along said south line, a distance of 10.00 feet to a point;

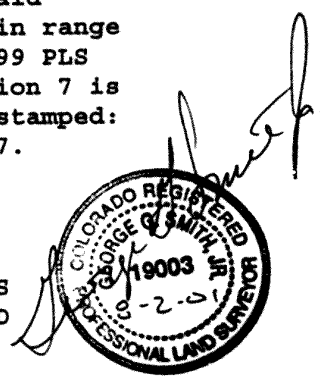
Thence North 00°22'20" West, parallel with and 30.00 feet east of the west line of said parcel, a distance of 65.00 feet to the POINT OF BEGINNING.

Containing 650 square feet (0.01 acres), more or less.

BASIS OF BEARING: The bearings are based on the west line of the Northwest Quarter of Section 18, Township 4 South, Range 68 West of the 6th Principal Meridian as bearing South 00°22'20" East. The North 1/16th corner of said Section 18 is monumented by a 3- $\frac{1}{4}$ " aluminum cap in range box, stamped: Colorado Dept. of Transportation 1999 PLS No. 5447 and the West quarter corner of said Section 7 is monumented by a 3- $\frac{1}{4}$ " aluminum cap in range box, stamped: Colorado Dept. of Transportation 1999 PLS No. 5447.

PREPARED BY: GEORGE G. SMITH, JR., PLS
PLS 19003

ON BEHALF OF: KIRKHAM MICHAEL CONSULTING ENGINEERS
5600 SOUTH QUEBEC STREET, SUITE 200D
GREENWOOD VILLAGE, COLORADO 80111
(303) 694-2300



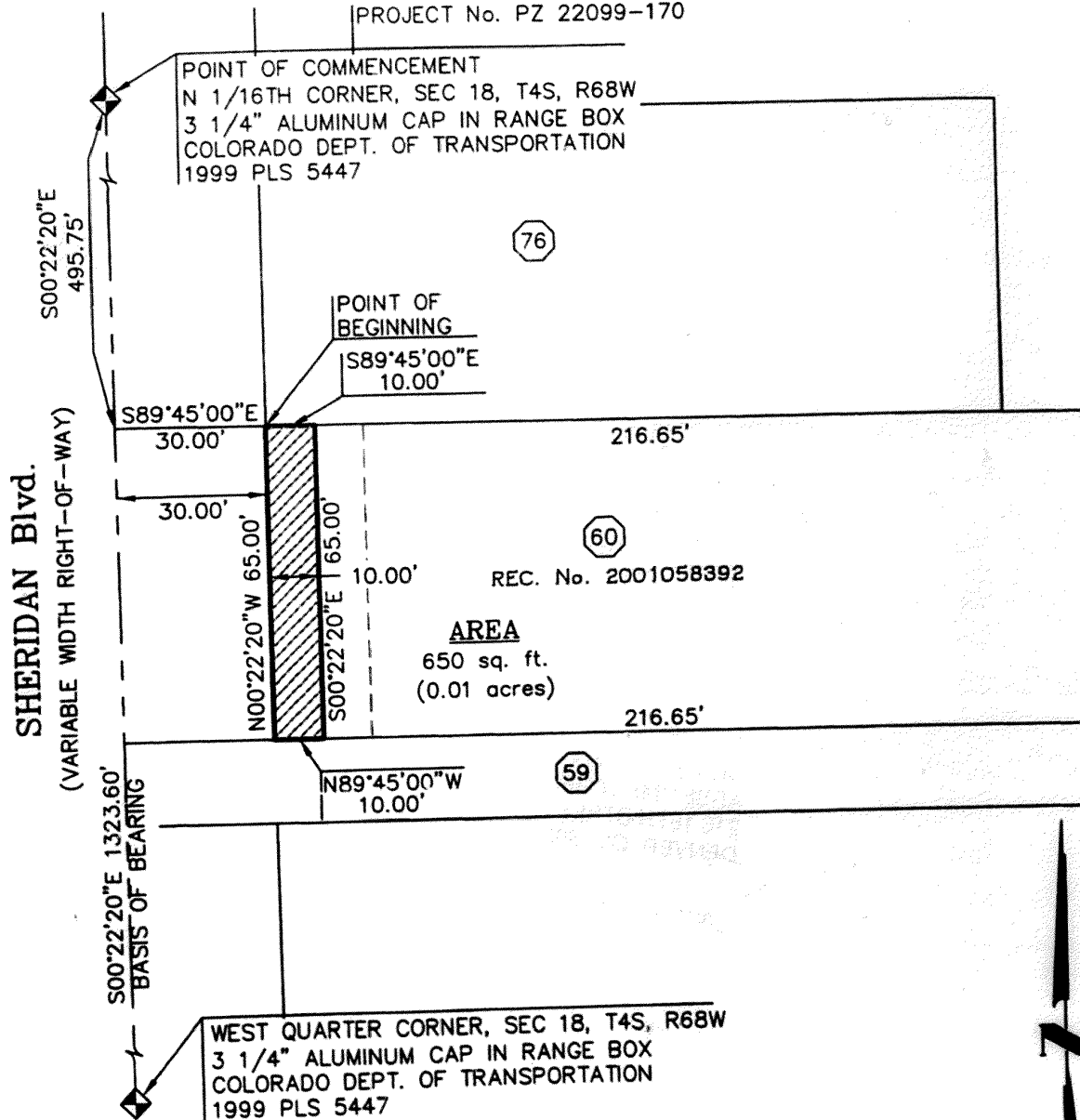
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Scale: 1" = 20'

PARCEL EXHIBIT FOR RIGHT-OF-WAY DEDICATION

TK-60

PROJECT No. PZ 22099-170



NOTE:
THIS EXHIBIT DOES NOT REPRESENT
A MONUMENTED LAND SURVEY. IT IS
INTENDED TO DEPICT ONLY THE LEGAL
DESCRIPTION ON SHEET 1 OF 3.

30 0 30 60
ORIGINAL SCALE: 1"=30'

SHEET 3 OF 3 DATE 12/01 DESIGN BY CHECKED BY KMA NO. H-000717	SHERIDAN BOULEVARD RIGHT-OF-WAY	CITY AND COUNTY OF DENVER	revisions:	
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