



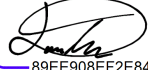
REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

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

DATE: July 27, 2026

ROW #: 2025-DEDICATION-0000062 **SCHEDULE #:** Adjacent to 1) 0506103035000, and 2) 0506103035000

Signed by:

89EE908EF2E84D2...

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) West Colfax Avenue, located at the intersection of West Colfax Avenue and North Newton Street, and 2) Public Alley, bounded by West Colfax Avenue, North Newton Street, West 14th Avenue, and North Osceola 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 Colfax Avenue, and 2) 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, "3800 W Colfax Ave."

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 Colfax Avenue, and 2) Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000062-001, 002) HERE.

A map of the area to be dedicated is attached.

DTM/JL/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, Johanna Lee
DOTI Ordinance
Mile High Ordinance
Owner: City and County of Denver
Project file folder 2025-DEDICATION-0000062

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 27, 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:

Title: Dedicate two City-owned parcels of land as Public Right-of-Way as 1) West Colfax Avenue, located at the intersection of West Colfax Avenue and North Newton Street, and 2) Public Alley, bounded by West Colfax Avenue, North Newton Street, West 14th Avenue, and North Osceola Street.

6.

7. **Requesting Agency:** DOTI, Right-of-Way Services8. **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:** Proposing to build a new apartment building. The developer was asked to dedicate two parcels as 1) West Colfax Avenue, and 2) Public Alley.

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>Additional Funds</i>	<i>Total Contract Amount</i>
<i>(A)</i>	<i>(B)</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: 2025-DEDICATION-0000062

Description of Proposed Project: Proposing to build a new apartment building. The developer was asked to dedicate two parcels as 1) West Colfax Avenue, and 2) 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 Colfax Avenue, and 2) 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

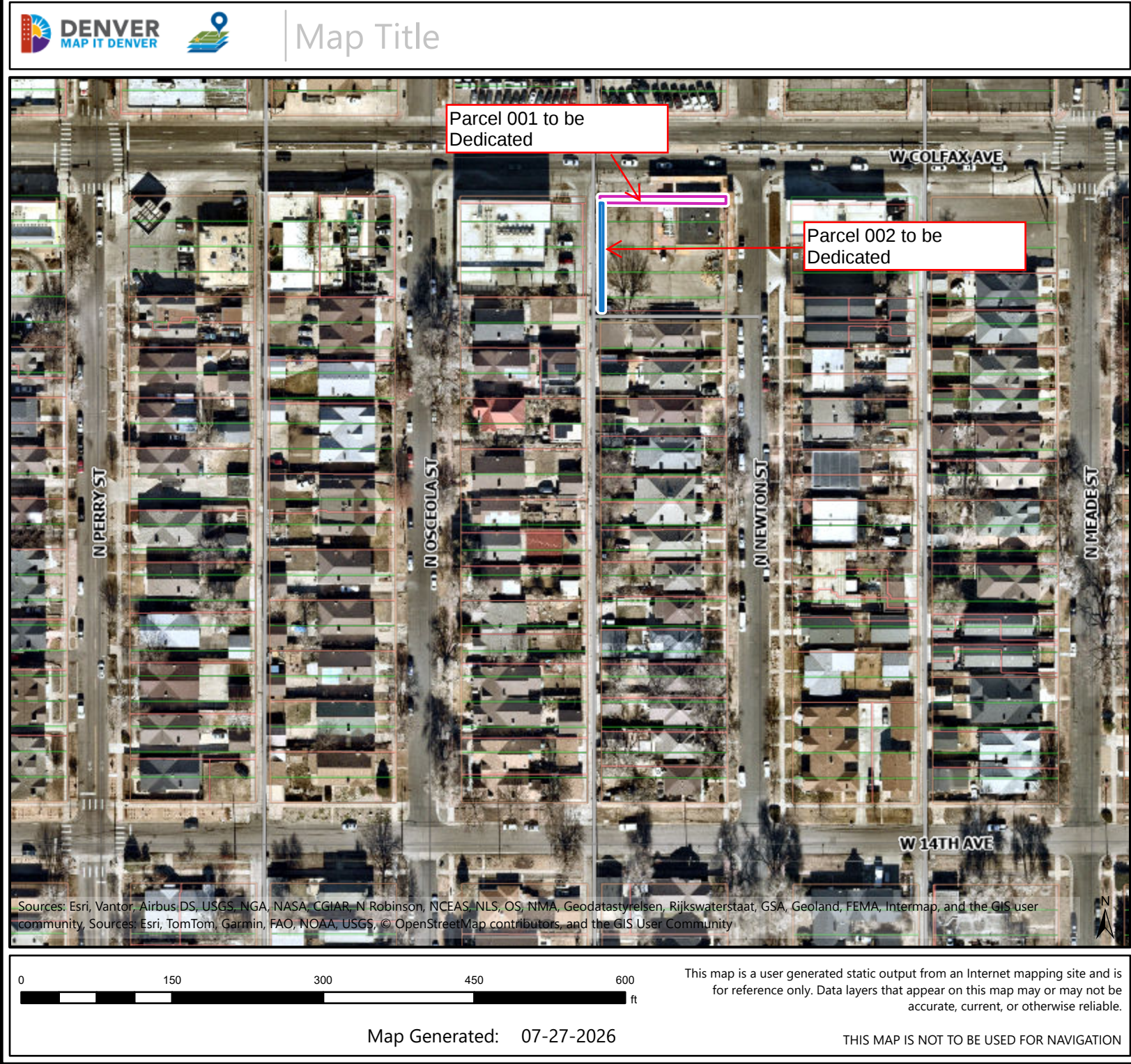
Will an easement be placed over a vacated area, and if so explain: N/A

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 Colfax Avenue, and 2) Public Alley, as part of the development project called, "3800 W Colfax Ave."

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

PARCEL DESCRIPTION ROW NO.2025-DEDICATION-0000062-001:

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 16TH DAY OF JULY, 2026, AT RECEPTION NUMBER 2026087021 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 Lot 48, Block 7, Colfax Avenue Subdivision of Maple Grove Subdivision, a Subdivision Plat Recorded in Book 2 at Page 29 and Book 8 at Page 71 Denver County, Colorado Clerk and Recorder's Office, (Originally filed in Arapahoe County in Book 4 at Page 20) situated in the NE 1/4 of Section 6, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The North 7.00 feet of Lot 48, Block 7, Colfax Avenue Subdivision of Maple Grove Subdivision.

Parcel 1 Contains (875 Square Feet) 0.0201 Acres, more or less.

PARCEL DESCRIPTION ROW NO.2025-DEDICATION-0000062-002:

LEGAL DESCRIPTION - ALLEY PARCEL NO. 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 16TH DAY OF JULY, 2026, AT RECEPTION NUMBER 2026087021 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 Lots 44 through 48, Block 7, Colfax Avenue Subdivision of Maple Grove Subdivision, a Subdivision Plat Recorded in Book 2 at Page 29 and Book 8 at Page 71 Denver County, Colorado Clerk and Recorder's Office, (Originally filed in Arapahoe County in Book 4 at Page 20) situated in the NE 1/4 of Section 6, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The West 3.00 feet of Lots 44 through 47, and the West 3.00 feet of the South 18 feet of Lot 48, Block 7, Colfax Avenue Subdivision of Maple Grove Subdivision.

Parcel 2 Contains (354 Square Feet) 0.0081 Acres, more or less.



07/16/2026 10:49 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: 2025-DEDICATION-0000062
Asset Mgmt No.: 26-083

No Fee

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 15th day of July, 2026, by **3800 WEST LLC**, a Colorado limited liability company, whose address is 19029 Plaza Drive, Suite 290, Parker, CO 80134, 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;

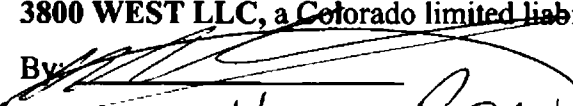
TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee, and its successors and assigns forever. Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the 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:

3800 WEST LLC, a Colorado limited liability company

By: 

Name: William Ramirez

Its: owner

STATE OF COLORADO

COUNTY OF FRANKLIN ^{SS.}

The foregoing instrument was acknowledged before me this 15 day of July, 2026
by William Ramirez as owner of 3800 WEST LLC, a Colorado
limited liability company.

Witness my hand and official seal.

My commission expires: 04/22/2030

Johanna Ramirez
Notary Public



2024-PM-0000409-ROW

EXHIBIT A

LEGAL DESCRIPTION

PAGE 1 OF 2

Parcel 1:

A parcel of land being a part of Lot 48, Block 7, Colfax Avenue Subdivision of Maple Grove Subdivision, a Subdivision Plat Recorded in Book 2 at Page 29 and Book 8 at Page 71 Denver County, Colorado Clerk and Recorder's Office, (Originally filed in Arapahoe County in Book 4 at Page 20) situated in the NE 1/4 of Section 6, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

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Parcel 1 Contains (875 Square Feet) 0.0201 Acres, more or less.

Parcel 2:

A parcel of land being a part of Lots 44 through 48, Block 7, Colfax Avenue Subdivision of Maple Grove Subdivision, a Subdivision Plat Recorded in Book 2 at Page 29 and Book 8 at Page 71 Denver County, Colorado Clerk and Recorder's Office, (Originally filed in Arapahoe County in Book 4 at Page 20) situated in the NE 1/4 of Section 6, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The West 3.00 feet of Lots 44 through 47, and the West 3.00 feet of the South 18 feet of Lot 48, Block 7, Colfax Avenue Subdivision of Maple Grove Subdivision.

Parcel 2 Contains (354 Square Feet) 0.0081 Acres, more or less.

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

Date Prepared: January 14, 2025

Date of Last Revision: July 22, 2025

Prepared By:

Charles N. Beckstrom,
Colorado PLS No. 33202

For and on behalf of
Engineering Service Company



ENGINEERING SERVICE COMPANY

14190 East Evans Avenue, Aurora, Colorado 80014-1431
P 303.337.1393 | F 303.337.7481 | T/F 1.877.273.0659
engineering-serviceco.com

2024-PM-0000409-ROW

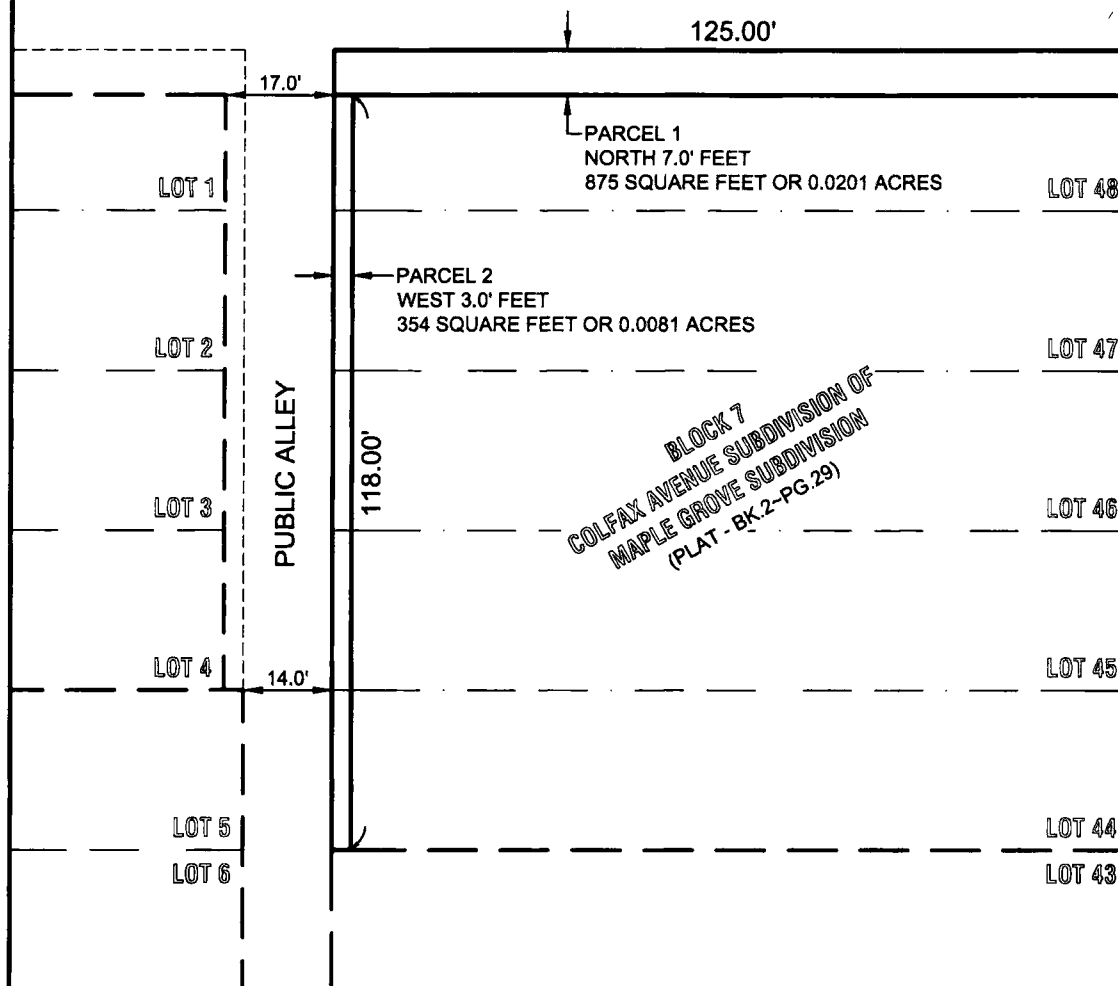
EXHIBIT A

ILLUSTRATION
PAGE 2 OF 2

WEST COLFAX AVENUE
(PUBLIC R.O.W. VARIES)



0 30
Scale: 1" = 30'

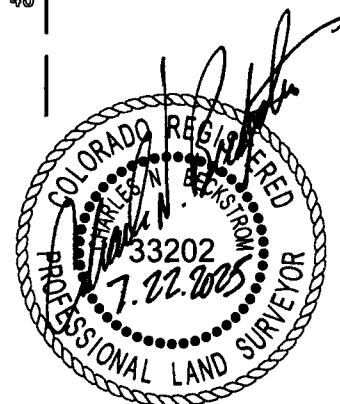


ESC
ENGINEERING
SERVICE
COMPANY

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

PROPERTY OWNER:

WATCHTOWER BIBLE AND TRACT
SOCIETY OF NEW YORK, INC.
100 WATCHTOWER DRIVE
PATTERSON, NEW YORK 12563



CITY OF DENVER

Drawn By: MAF	Checked By: CNB	Project No.: 1808.1	Date: 1/14/2025 rev 6/10/2025
Scale: 1" = 30'	File Name: <i>N:\Projects\Pranjan, William\Denver-3800 W. Colfax Ave\CAD\Exhibits\ROW\Den\Denver - 3800 West Colfax - ROW Den.dwg</i>		
Note: This illustration does not represent a monumented survey. It is intended only to depict the attached description.			

A PART OF LOTS 44 THROUGH 48, BLOCK 7, COLFAX AVENUE
SUBDIVISION OF MAPLE GROVE SUBDIVISION
SITUATED IN THE NE 1/4 OF SECTION 6, T.4S., R.68W. OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO