



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: March 19, 2026

ROW #: 2025-DEDICATION-0000064 **SCHEDULE #:** Adjacent to 0228232008000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as West 32nd Avenue, located at the intersection of West 32nd Avenue and North Vallejo 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 West 32nd 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, “2201 E 32nd 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 West 32nd Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000064-001) HERE.

A map of the area to be dedicated is attached.

GB/AG/DG

- cc: Dept. of Real Estate, RealEstate@denvergov.org
- City Councilperson, Amanda P. Sandoval District # 1
- Councilperson Aide, Gina Volpe
- Councilperson Aide, Melissa Horn
- Councilperson Aide, Alessandra Dominguez
- 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, Ali Gulaid
- DOTI Ordinance
- MileHighOrdinance
- Owner: City and County of Denver
- Project file folder 2025-DEDICATION-0000064

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

Date of Request: March 19, 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 a City-owned parcel of land as Public Right-of-Way as West 32nd Avenue, located at the intersection of West 32nd Avenue and North Vallejo 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:
 Proposing to renovate an existing commercial structure. The developer was asked to dedicate a parcel of land as West 32nd Avenue.

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

7. City Council District: Amanda P. Sandoval

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: 2025-DEDICATION-0000064

Description of Proposed Project: Proposing to renovate an existing commercial structure. The developer was asked to dedicate a parcel of land as West 32nd 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 West 32nd 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 West 32nd Avenue, as part of the development project called, "2201 W 32nd Avenue."

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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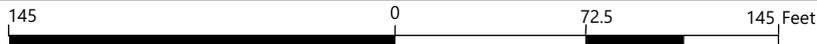


City and County of Denver



Legend

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



PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000064-001:

Land Description - Street Parcel

A Parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 4th day of March 2026, at Reception Number 2026023594 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, described as follows:

A parcel of land located in the Northwest 1/4 of Section 28, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

A portion of Lots 10 to 11, Block 5, Wilson's Resubdivision of Part H. Witter's North Denver, City and County of Denver, Colorado described as follows:

The South 1.00 foot of Lots 10 to 11, Block 5, Wilson's Resubdivision of Part H. Witter's North Denver, City and County of Denver, State of Colorado.

Containing 52.30 +/- square feet (0.001 acres), more or less.



03/04/2026 08:48 AM

R \$0.00

D \$0.00

City & County of Denver

WD

Electronically Recorded

After signing, return to:
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Division of Real Estate
Denver, Colorado 80202

No Fee

Project Description: 2025-DEDICATION-0000064
Asset Mgmt No.: 26-030

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 28th day of January, 2026, by **2201 32ND AND VALLEJO REAL ESTATE LLC**, a Colorado limited liability company, whose address is 2201 W. 32nd Avenue, Denver, CO 80211, 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:

2201 32ND AND VALLEJO REAL ESTATE LLC, a Colorado limited liability company

By: [Signature]

Name: Clay Hamilton

Its: Manager

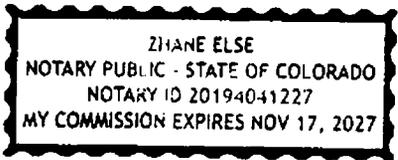
STATE OF Colorado

COUNTY OF Broomfield^{sf.}

The foregoing instrument was acknowledged before me this 28th day of January, ~~2025~~ 2024
by Clay Hamilton, as Manager of 2201 32ND AND VALLEJO
REAL ESTATE LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: NOV 17, 2027



[Signature]
Notary Public

EXHIBIT A
LAND DESCRIPTION
PAGE 1 OF 2

LAND DESCRIPTION:

A PORTION OF LOTS 10-11, BLOCK 5, WILSON'S RESUBDIVISION OF PART OF H. WITTER'S NORTH DENVER, AND LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1.00 FOOT OF SAID LOTS 10-11, BLOCK 5, WILSON'S RESUBDIVISION OF PART OF H. WITTER'S NORTH DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 52.30 ± SQUARE FEET (0.001 ± ACRES); MORE OR LESS.

**KARL
W.
FRANKLIN**
IN 

Digitally signed by
KARL W. FRANKLIN
DN: cn=KARL W.
FRANKLIN,
o=ALTITUDE LAND
CONSULTANTS, INC.,
ou=ALC,
email=KARL@ALTITUDE
ELANDCO.COM,c=US
Date: 2025.01.13
17:48:11 -07'00'



Prepared By:
Altitude Land Consultants, Inc
Karl W. Franklin, PE-PLS-EXW
Colorado PLS 37969

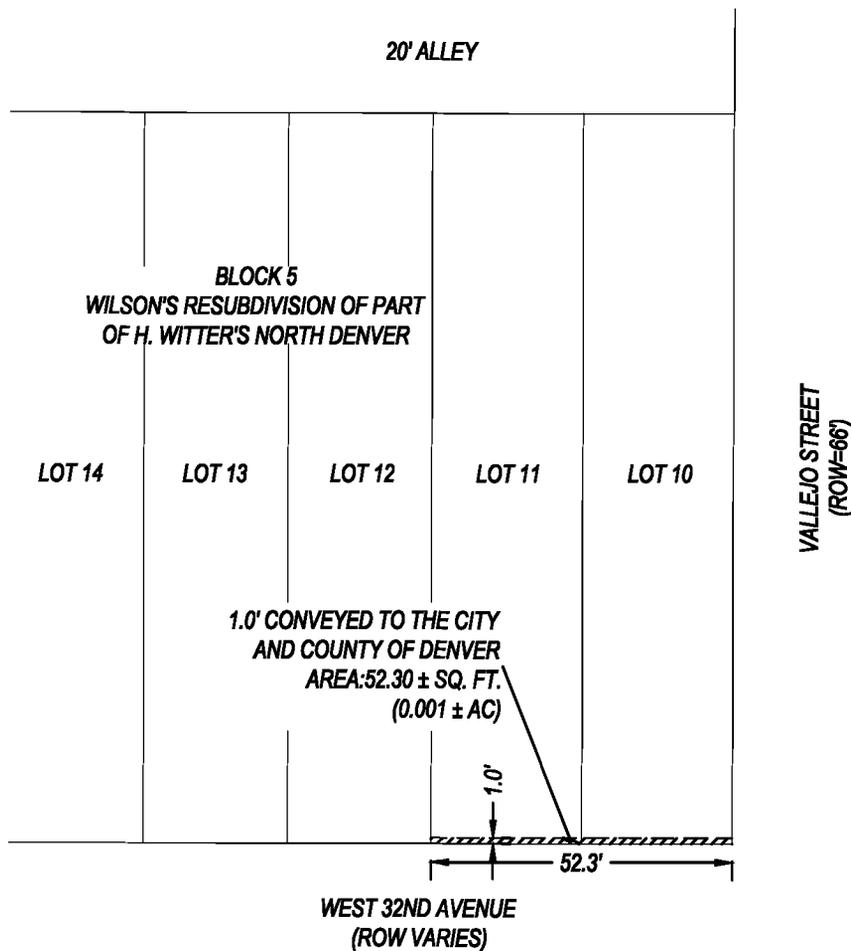
Date: 10/27/2023
Job No. 23-063

3461 Ringsby Court, Suite 125
Denver, CO 80216

2727 N. Cascade, #160 Colorado Springs,
CO 80907

720.594.9494
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

EXHIBIT A
ILLUSTRATION
PAGE 2 OF 2

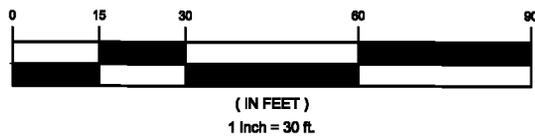


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CO 80907

720.594.9494
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

Date: 10/27/2023
Job No. 23-063



LEGEND:

	ADJACENT PROPERTY LINE
	DEDICATION AREA