

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 9, 2025

ROW #: 2025-DEDICATION-0000145 **SCHEDULE #:** Adjacent to 0221119076000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as West 44th Avenue, located at the intersection of West 44th Avenue and North Navajo 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 44th Avenue.

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 West 44th Avenue. The land is described as follows:

INSERT PARCEL DESCRIPTION ROW (2025-DEDICATION-0000145-001) HERE.

A map of the area to be dedicated is attached.

GB/PR/BVS

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson Amanda P. Sandoval District #1
Council Aide Gina Volpe
Council Aide Melissa Horn
Council 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, Martin Plate
Department of Law, Brad Beck
Department of A, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Paul Rogalla
DOTI Ordinance
Project file folder 2025-DEDICATION-0000145

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 MailHighOrdinance@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 9, 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 West 44th Avenue, located at the intersection of West 44th Avenue and North Navajo 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: Beverly J. Van Slyke	Name: Alaina McWhorter
Email: Beverly.VanSlyke@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 parcel cleanup dedication as West 44th Avenue.

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

7. **City Council District:** Amanda P. Sandoval, District #1

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-0000145

Description of Proposed Project: Surveyor is requesting a remnant parcel cleanup dedication as West 44th 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 44th 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 44th 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: 720-913-1311

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Legend

- Streets
- Alleys
- ▬ County Boundary
- ▬ Parcels
- Parks
 - All Other Parks; Linear
 - Mountain Parks

Parcel 001 to be
dedicated

579 0 289.5 579 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:4,514

Map Generated 9/8/2025

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-0000145-001:

LAND DESCRIPTION – W. 44TH AVE.

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 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 MAY 6TH, 1977 UNDER RECEPTION NUMBER BOOK 1433 PAGE 207 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

THAT PART OF LOT 21, SUNNYSIDE ACRES, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 21; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 21 A DISTANCE OF 3.71 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 5.25 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 21 THAT IS 3.71 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE EASTERLY ALONG THE SAID SOUTH LINE TO THE POINT OF BEGINNING.

Rec "A"
Row 44th & W 1450

Recorded at.....o'clock.....M.,
Reception No.....09178

THIS DEED, Made this 10th day of APRIL
19 77, between 1st BAPTIST CHURCH OF WESTMINSTER, A
COLORADO CORPORATION

Recorder's Stamp
STATE OF COLORADO
CITY & COUNTY
OF DENVER
FILED IN MY OFFICE
MAY 6 10 49 AM '77
RECORDED IN 1433 207
F. J. SERAFINI
CLERK AND RECORDER

duly organized and existing under and by virtue of the laws
of the State of Colorado, of the first part, and
CITY AND COUNTY OF DENVER, Room 302, Annex No. 1
1445 Cleveland Pl, Denver, CO 80202.

A Municipal
corporation duly organized and existing under and by virtue of the laws
of the State of Colorado, of the second part,

WITNESS, That the said party of the first part, for and in consideration of the sum of

GOOD AND VALUABLE CONSIDERATION ----- \$100,000.00 A - :

to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby
confessed and acknowledged, hath remised, released, sold, conveyed and QUIT CLAIMED, and by these presents doth
remise, release, sell, convey and QUIT CLAIM unto the said party of the second part, its successors and assigns
forever, all the right, title, interest, claim and demand which the said party of the first part hath in and to the
following described real property, lying and being in the city and County of Denver
and State of Colorado, to wit:

That part of Lot 21, Sunnyside Acres, described as follows:

Beginning at the southeast corner of said Lot 21;
thence northerly along the east line of said Lot 21 a
distance of 3.71 feet;
thence southwesterly a distance of 5.25 feet, more or less,
to a point on the south line of said Lot 21 that is 3.71
feet west of the southeast corner thereof;
thence easterly along the said south line to the point of
beginning.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto
belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the
said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the
second part, its successors and assigns forever.

IN WITNESS WHEREOF, The said party of the first part hath caused its corporate name to be hereunto
subscribed by its President, and its corporate seal to be hereunto affixed, attested by its
Secretary, the day and year first above written.

Attest: 1st BAPTIST CHURCH OF WESTMINSTER
Eugene R. Morris Secretary By Dr. Floyd J. Hatfield President.

STATE OF COLORADO,
City and County of Denver ss.
The foregoing instrument was acknowledged before me this 10th day of April
19 77, by Dr. Floyd J. Hatfield as President and
Eugene R. Morris as Secretary of

My commission expires May 15, 1978
Witness my hand and official seal.
1st BAPTIST CHURCH OF WESTMINSTER A Colo. Corporation
Laura Lanning Notary Public.

APPROVED FOR RECORDING

LAND OFFICE

As to Form