

**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:** July 28<sup>th</sup>, 2025

**ROW #:** 2020-DEDICATION-0000121 **SCHEDULE #:** 0230418033000



**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as West 29<sup>th</sup> Avenue, located at the intersection of West 29<sup>th</sup> Avenue and North Lowell Boulevard.

**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 29<sup>th</sup> 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, "3600 W 29<sup>th</sup> 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 land for Public Right-of-Way purposes as West 29<sup>th</sup> Avenue. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2020-DEDICATION-0000121-001) HERE.**

A map of the area to be dedicated is attached.

GB/TB/BVS

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto: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  
Department of Law, Martin Plate  
Department of Law, Brad Beck  
Department of Law, Katherine Ehlers  
Department of Law, Mar'quasa Maes  
DOTI Survey, Thomas Breitnauer  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2020-DEDICATION-0000121

City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services  
201 W. Colfax Ave. | Denver, CO 80215  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
Phone: 720-913-1311

## ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at [MailHighOrdinance@DenverGov.org](mailto:MailHighOrdinance@DenverGov.org) by 9 **a.m. Friday**. Contact the Mayor's Legislative team with questions

Date of Request: July 27, 2025

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 29<sup>th</sup> Avenue, located at the intersection of West 29<sup>th</sup> Avenue and North Lowell Boulevard.

**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: <a href="mailto:Beverly.VanSlyke@Denvergov.org">Beverly.VanSlyke@Denvergov.org</a>	Email: <a href="mailto:Alaina.McWhorter@denvergov.org">Alaina.McWhorter@denvergov.org</a>

**5. General description or background of proposed request. Attach executive summary if more space needed:**  
Constructed a mixed-use building. The developer was asked to dedicate a parcel of land as West 29th Avenue.

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

**7. City Council District:** Amanda P. Sandoval, District #8

**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> <i>(A)</i>	<i>Additional Funds</i> <i>(B)</i>	<i>Total Contract Amount</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?

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*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

## EXECUTIVE SUMMARY

**Project Title:** 2020-DEDICATION-0000121

**Description of Proposed Project:** Constructed a mixed-use building. The developer was asked to dedicate a parcel of land as West 29th 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 29<sup>th</sup> 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

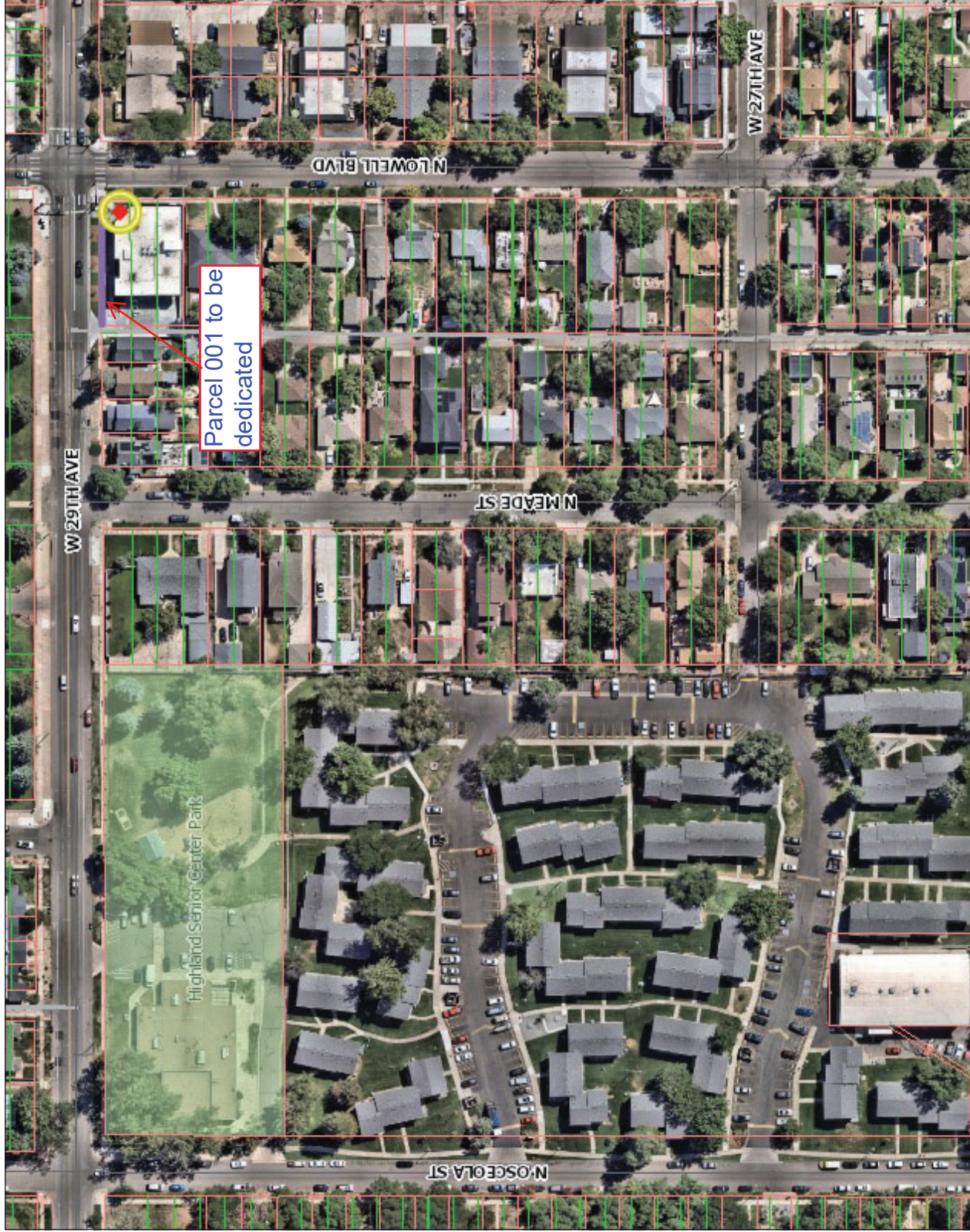
**Additional information:** This land was deeded to the City and County of Denver for the purpose of dedicating it as West 29<sup>th</sup> Avenue, as part of the development project called, "3600 W 29<sup>th</sup> Avenue."





**Legend**

- Streets
- Alleys
- Lakes
- County Boundary
- Parcels
- Lots/Blocks
- Parks
- All Other Parks; Linear
- Mountain Parks



**PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000121-001:**

**LAND 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 SEPTEMBER, 2020, AT RECEPTION NUMBER 2020159828 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING PART OF LOT 1, BLOCK 6, MCLEOD'S ADDITION TO THE TOWN OF HIGHLANDS SUBDIVISION, CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; ALSO BEING THE POINT OF BEGINNING;

THENCE S00°09'56"E A DISTANCE OF 2.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1;

THENCE S89°32'02"W A DISTANCE OF 129.97 FEET;

THENCE N00°08'25"W A DISTANCE OF 2.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1;

THENCE N89°32'02"E A DISTANCE OF 129.97 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 259.94 ± SF (0.006 ± ACRES).

BASIS OF BEARINGS: THE BASIS OF BEARING IS BASED ON A 13.5' RANGE LINE IN WEST 29TH AVE. BETWEEN A FOUND 1" METAL ROD IN RANGE BOX AT THE INTERSECTION OF W 29TH AVE. AND LOWELL BLVD. AND A FOUND 1" METAL ROD IN RANGE BOX AT THE INTERSECTION OF W 29TH AVE. AND MEADE ST.; ASSUMED TO BEAR N89° 32' 02"E.





2020159828

Page: 1 of 4

D \$0.00

After recording, return to:  
Division of Real Estate  
City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Denver, Colorado 80202  
**Project Description: 2020-Dedication-0000121**  
**Asset Mgmt No.: 20-152**

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this 29<sup>th</sup> day of September, 2020, by **R&B INVESTMENT LLC**, a Colorado limited liability company, whose address is 2255 Sheridan Blvd., C161, Edgewater, CO 80214, 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:

**R&B INVESTMENT LLC**, a Colorado limited liability company

By: [Signature]

Name: Reid Goolsby

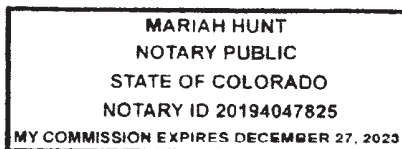
Its: Manager

STATE OF Colorado )  
 ) ss.  
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 29 day of Sep, 2020  
by Reid Goolsby, as Manager of **R&B INVESTMENT LLC**, a  
Colorado limited liability company.

Witness my hand and official seal.

My commission expires: Dec 27, 2023



[Signature]  
Notary Public



EXHIBIT A  
PAGE 1 OF 2

2018-PROJMSTR-0000619-ROW

**LAND DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING PART OF LOT 1, BLOCK 6, MCLEOD'S ADDITION TO THE TOWN OF HIGHLANDS SUBDIVISION, CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 259.94 ± SF (0.006 ± ACRES).

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Prepared By:

**Altitude Land Consultants, Inc**  
Karl W. Franklin, PE-PLS-EXW  
Colorado PLS 37969

Date: 6/25/2020  
Job No. 19-032



3461 Ringsby Court, Suite 125  
Denver, CO 80216

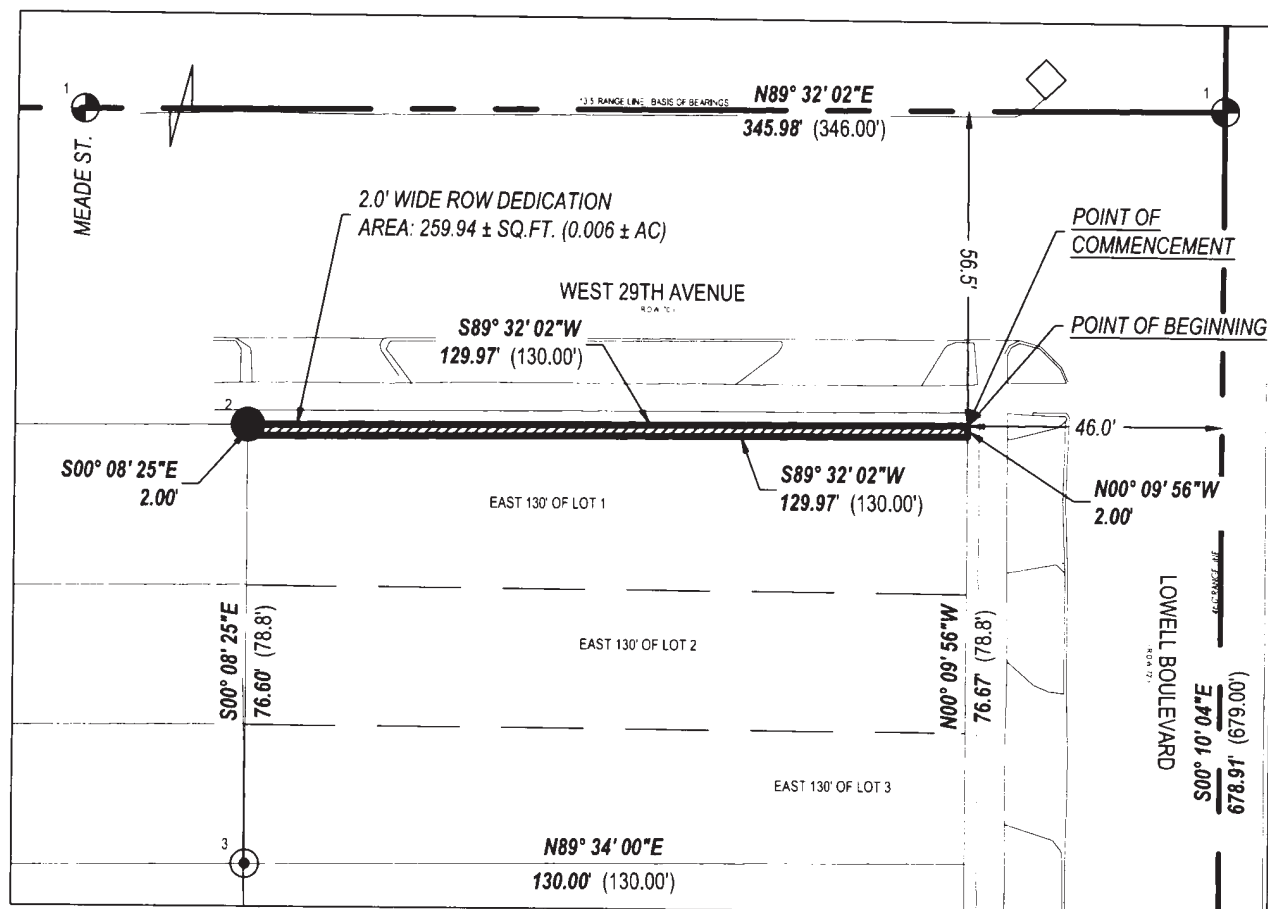
2727 N. Cascade, #160 Colorado Springs,  
CO 80907

720.594.9494  
Info@AltitudeLandCo.com  
www.AltitudeLandCo.com

# EXHIBIT A

## PAGE 2 OF 2

2018-PROJMSTR-0000619-ROW



### LEGEND:



FOUND 1" REBAR WITH  
ORANGE PLASTIC CAP  
STAMPED "L.S. 38033"



FOUND BRASS TAG  
ILLEGIBLE



FOUND 1" METAL ROD IN  
RANGE BOX

ADJACENT PROPERTY LINE

INTERIOR PROPERTY LINE

RANGE LINE



DEDICATION AREA



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

Date: 6/25/2020  
Job No. 19-032



(IN FEET)  
1 inch = 30 ft.