




## 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:** December 9, 2025

**ROW #:** 2025-DEDICATION-0000178      **SCHEDULE #:** 0232302038000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by West 19<sup>th</sup> Avenue, North Hooker Street, West 20<sup>th</sup> Avenue, and North Grove 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 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, "19<sup>th</sup> Ave Row 6."

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 Public Alley. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000178-001) HERE.**

A map of the area to be dedicated is attached.

GB/AG/BV

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Amanda 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  
DOTI Survey, Ali Gulaid  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2025-DEDICATION-0000178

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: 720-865-3002

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**ORDINANCE/RESOLUTION REQUEST**

Please email requests to the Mayor's Legislative Team

at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor's Legislative team with questionsDate of Request: December 9, 2025Please mark one: ☐ Bill Request or ☒ Resolution RequestPlease 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 Public Alley, bounded by West 19th Avenue, North Hooker Street, West 20th Avenue, and North Grove 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: Barbara Valdez	Name: Alaina McWhorter
Email: <a href="mailto:Barbara.Valdez@denvergov.org">Barbara.Valdez@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:**

This project demolished a single-family residence and built a six-unit multiplex. The developer was asked to dedicate a parcel of land as Public Alley.

**6. City Attorney assigned to this request (if applicable):****7. City Council District:** Amanda 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>	<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?



## EXECUTIVE SUMMARY

**Project Title:** 2025-DEDICATION-0000178

**Description of Proposed Project:** This project demolished a single-family residence and built a six-unit multiplex. The developer was asked to dedicate a parcel of land as 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 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 Public Alley, as part of the development project called, "19<sup>th</sup> Ave Row 6."

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: 720-865-3002

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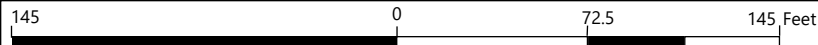




# City and County of Denver



- Legend**
- Streets
  - Alleys
  - ▣ County Boundary
  - ▢ Parcels
  - ▢ Lots/Blocks



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City and County of Denver

1:1,128

Map Generated 12/5/2025

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-0000178-001:**

**Land Description - Alley Parcel:**

A Parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 14th day of July 2016, at Reception Number 2016092922 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, described as follows:

A parcel of land located in a portion of the Southwest 1/4 of Section 32, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

That portion of Lots 15, 16 and 17 in Block 2, Resubdivision of Blocks 2, 6, 8, 23, 29 and 34, in Cheltenham Heights, City and County of Denver, Colorado described as follows:

Beginning at a #5 rebar with a plastic cap marked "PLS 32439" at the northeast corner of said Lot 15;

Thence South 0 Degree 03 Minutes 49 Seconds West, along the east line of said Lot 15 a distance of 130.00 feet to a #4 rebar with a plastic cap marked "PLS 16409" at the southeast corner of said Lot 15;

Thence North 90 Degrees 00 Minutes 00 Seconds West, along the south line of said Lot 15, a distance of 3.00 feet;

Thence North 0 Degrees 03 Minutes 49 Seconds East, 107.00 feet;

Thence North 44 Degrees 58 Minutes 06 Seconds West, 28.27 feet;

Thence North 90 Degrees 00 Minutes 00 Seconds West, 47.00 feet to the west line of said Lot 17;

Thence North 0 Degrees 02 Minutes 15 Seconds East, along said west line, a distance of 3.00 feet to a #5 rebar with a plastic cap marked "PLS 32439" at the northwest corner of said Lot 17;

Thence North 90 Degrees 00 Minutes 00 Seconds East, along the north line of said Lots 15, 16 and 17 a distance of 70.00 feet to the point of beginning.

Containing a calculated area of 791 square feet (0.01819 acre), more or less.

Basis of bearings is the east line of said Lot 15, monumented at its north end with #5 rebar with a plastic cap marked "PLS 32439" at its north end and a #4 rebar with a plastic cap marked "PLS 16409" at its south end. Said line is assumed to bear South 0 degree 03 minutes 49 seconds West.



2016092922  
Page: 1 of 3  
D \$0.00

WARRANTY DEED

THIS DEED, dated July 12, 2016, is between **Majestic Development Company, LLC** a Colorado limited liability company ("Grantor"), and the **City and County of Denver, a home rule city and municipal corporation of the State of Colorado ("Grantee")**, whose address is 1437 Bannock Street., Denver, CO 80202.

WITNESS, that the 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 is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, its successors 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:

EXHIBIT "A" attached hereto and incorporated herein

Assessor's schedule or parcel number: Vacant Land  
Address: Vacant Land

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, its successors and assigns forever. The Grantor covenants, grants, bargains, and agrees to and with the Grantee, its successors 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 whatsoever, except for all matters of record.

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

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

Majestic Development Company, LLC

By: David Jackson

Title: Manager

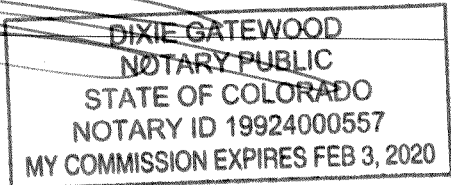
STATE OF Colorado

COUNTY OF Adams

The foregoing instrument was acknowledged before me this day 12th of July, 2016 by David Jackson as Manager of Majestic Development Company, LLC.

Witness my hand and official seal.  
My commission expires: 2/3/20

Notary Public



Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

Exhibit A

Land Description:

That portion of Lots 15, 16 and 17 in Block 2, Resubdivision Of Blocks 2, 6, 8, 23, 29 and 34, in Cheltenham Heights, City and County of Denver, Colorado described as follows:

Basis of bearings is the east line of said Lot 15, monumented at its north end with #5 rebar with a plastic cap marked "PLS 32439" at its north end and a #4 rebar with a plastic cap marked "PLS 16409" at its south end. Said line is assumed to bear South 0 degree 03 minutes 49 seconds West.

Beginning at a #5 rebar with a plastic cap marked "PLS 32439" at the northeast corner of said Lot 15;

- 1. thence South 0 Degree 03 Minutes 49 Seconds West, along the east line of said Lot 15 a distance of 130.00 feet to a #4 rebar with a plastic cap marked "PLS 16409" at the southeast corner of said Lot 15;
- 2. thence North 90 Degrees 00 Minutes 00 Seconds West, along the south line of said Lot 15, a distance of 3.00 feet;
- 3. thence North 0 Degrees 03 Minutes 49 Seconds East, 107.00 feet;
- 4. thence North 44 Degrees 58 Minutes 06 Seconds West, 28.27 feet;
- 5. thence North 90 Degrees 00 Minutes 00 Seconds West, 47.00 feet to the west line of said Lot 17;
- 6. thence North 0 Degrees 02 Minutes 15 Seconds East, along said west line, a distance of 3.00 feet to a #5 rebar with a plastic cap marked "PLS 32439" at the northwest corner of said Lot 17;
- 7. thence North 90 Degrees 00 Minutes 00 Seconds East, along the north line of said Lots 15, 16 and 17 a distance of 70.00 feet to the point of beginning.

Containing a calculated area of 791 square feet (0.01819 acre), more or less.

This legal description and exhibit were prepared by me or under my direct supervision and checking and is true and correct to the best of my knowledge, information and belief.

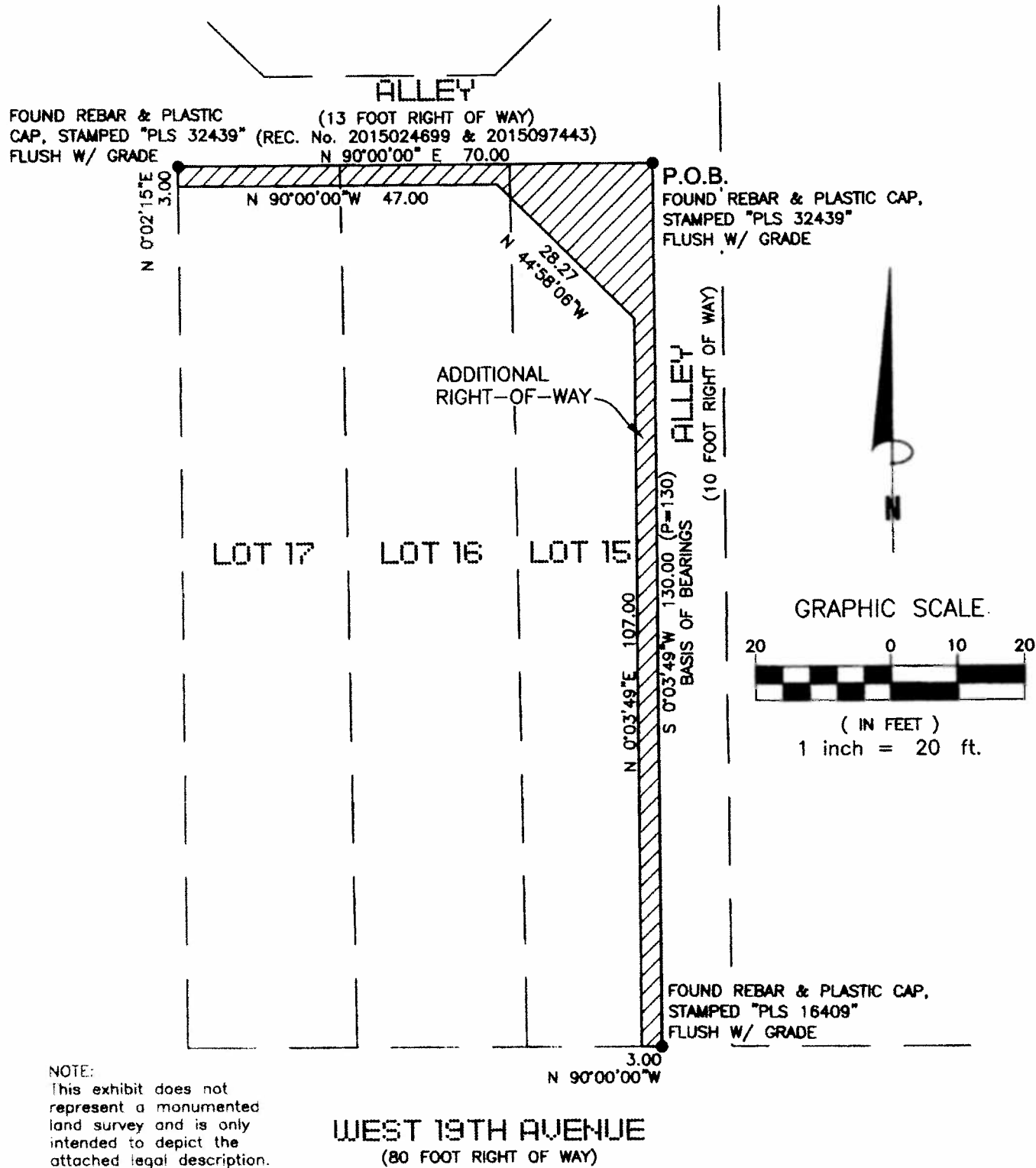
The above statement is neither a warranty or guarantee, either expressed or implied.



Mark S. Johannes, PLS, CFedS  
Colorado Professional Land Surveyor No. 32439  
For and on behalf of Compass Surveying & Mapping, LLC



Exhibit A



COMPASS SURVEYING & MAPPING, LLC  
8015 CHANCELLOR DRIVE  
COLORADO SPRINGS, CO 80920  
719-354-4120  
WWW.CSAMLLC.COM

PROJECT NO. 15-128  
SEPTEMBER 22, 2015  
REVISED: OCTOBER 26, 2015