




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 25, 2025

ROW #: 2025-DEDICATION-0000068 **SCHEDULE #:** Adjacent to 1) 0527207006000, and
2) 0527207006000

Signed by:

DF13EBC85E48471...

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) South Bannock Street, located near the intersection of South Bannock Street and West Evans Avenue, and 2) Public Alley, bounded by South Bannock Street, West Evans Avenue, South Acoma Street, and West Asbury Avenue.

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) South Bannock Street, 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, "2042 S. Bannock St."

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) South Bannock Street, and 2) Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000068-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/BP/LRA

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Flor Alvidrez District # 7
Councilperson Aide, Mark Montoya
Councilperson Aide, Caleb Todd
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 Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Brian Pfohl
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2025-DEDICATION-0000068

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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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 questions

Please mark one: ☐ Bill Request or ☒ Resolution Request

Date of Request: September 25, 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 two City-owned parcels of land as Public Right-of-Way as 1) South Bannock Street, located near the intersection of South Bannock Street and West Evans Avenue, and 2) Public Alley, bounded by South Bannock Street, West Evans Avenue, South Acoma Street, and West Asbury Avenue.

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: Lisa R. Ayala	Name: Alaina McWhorter
Email: Lisa.ayala@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

Proposing to build townhomes. The developer was asked to dedicate two parcels of land as 1) South Bannock Street, and 2) Public Alley.

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

7. City Council District: Flor Alvidrez District # 7

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: _____



EXECUTIVE SUMMARY

Project Title: 2025-DEDICATION-0000068

Description of Proposed Project: Proposing to build townhomes. The developer was asked to dedicate two parcels of land as 1) South Bannock Street, 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) South Bannock Street, 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) South Bannock Street, and 2) Public Alley, as part of the development project called, "2042 S. Bannock St."

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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City and County of Denver



Legend

- Streets
- Alleys
- County Boundary
- Parcels

400 0 200 400 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:3,120

Map Generated 9/25/2025

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-0000068-001:

LEGAL DESCRIPTION - STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF SEPTEMBER, 2025, AT RECEPTION NUMBER 2025089721 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE WEST 6.00 FEET OF LOTS 11 AND 12, BLOCK 7, ROSEDALE,
CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

CONTAINING ±300 SQUARE FEET OR ±0.007 ACRES OF LAND, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000068-002:

LEGAL DESCRIPTION - ALLEY PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF SEPTEMBER, 2025, AT RECEPTION NUMBER 2025089721 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE EAST 2.00 FEET OF LOTS 11 AND 12, BLOCK 7, ROSEDALE,
CITY AND COUNTY OF DENVER,
STATE OF COLORADO.

CONTAINING ±100 SQUARE FEET OR ±0.002 ACRES OF LAND, MORE OR LESS.



09/10/2025 02:19 PM
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-0000068
Asset Mgmt No.: 25-212

No Fee

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 26th day of August, 2025, by **3 MOD, LLC**, a Colorado limited liability company, whose address is 8656 Preservation Trail, 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:

3 MOD, LLC, a Colorado limited liability company

By: Robert A. Meek

Name: ROBERT A. MEEK

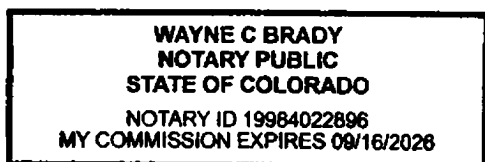
Its: Member

STATE OF COLORADO)
COUNTY OF Douglas) ss.

The foregoing instrument was acknowledged before me this 26th day of August, 2025
by Robert A. Meek, as Member of **3 MOD, LLC**, a Colorado limited
liability company.

Witness my hand and official seal.

My commission expires: 9-16-2026



Wayne C Brady
Notary Public

EXHIBIT A

2024-PROJMSTR-0000306-ROW

LEGAL DESCRIPTION SHEET 1 OR 2

PARCEL 1

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

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STATE OF COLORADO.

CONTAINING ± 300 SQUARE FEET OR ± 0.007 ACRES OF LAND, MORE OR LESS.

PARCEL 2

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE EAST 2.00 FEET OF LOTS 11 AND 12, BLOCK 7, ROSEDALE,
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STATE OF COLORADO.

CONTAINING ± 100 SQUARE FEET OR ± 0.002 ACRES OF LAND, MORE OR LESS.

PROPERTY DESCRIPTION STATEMENT

I, RICHARD B. GABRIEL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



RICHARD B. GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of
Power Surveying Company, Inc.



6911 BROADWAY
DENVER, COLORADO 80221

PH. 303-702-1617
FAX. 303-702-1488
www.powersurveying.com

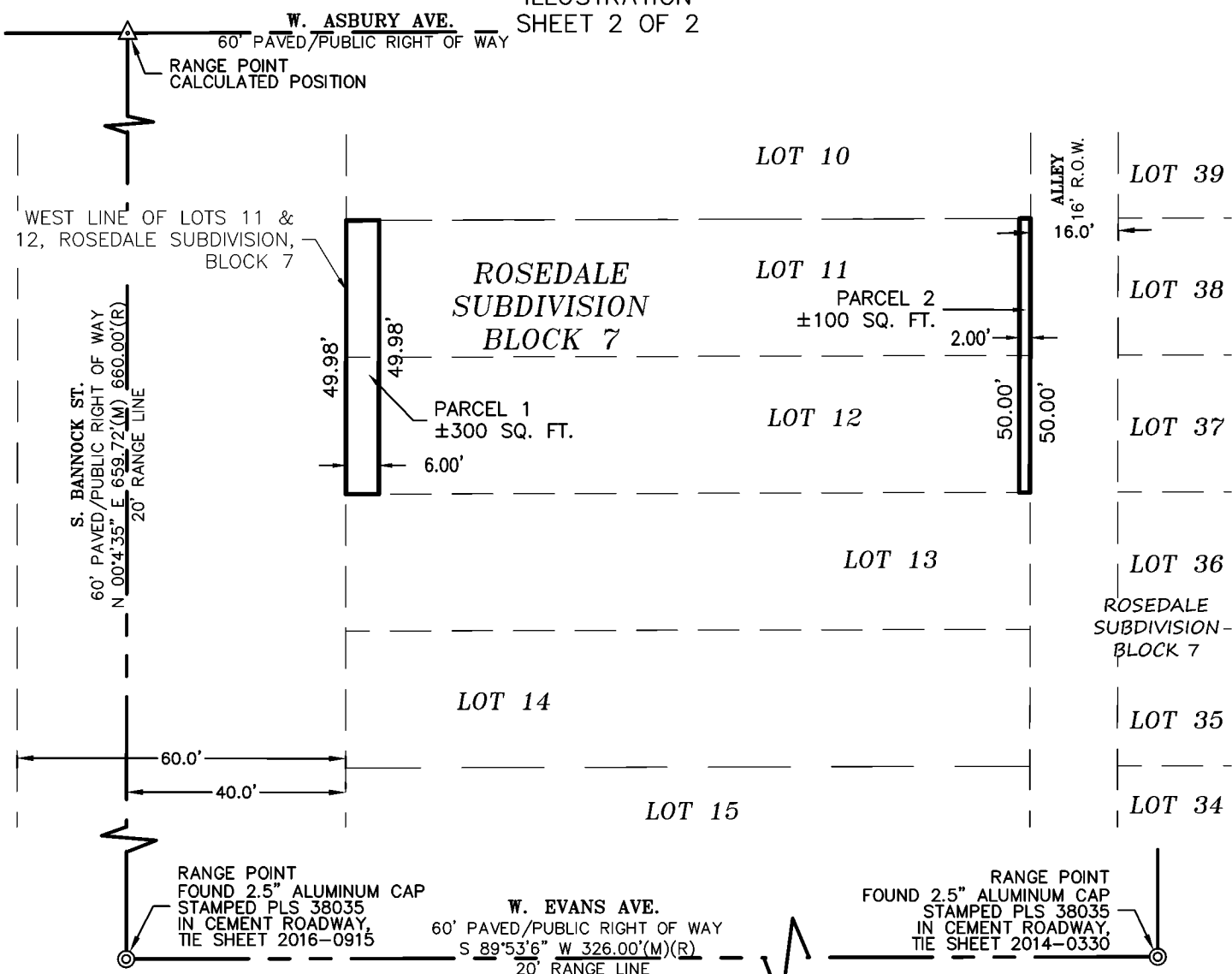
DRAWING BY: ERH
PROJECT NO. 501-22-187

DATE: 07/14/2025

EXHIBIT A

2024-PROJMSTR-0000306-ROW

ILLUSTRATION
SHEET 2 OF 2



LEGEND - LINETYPES & SYMBOLS

FOUND MONUMENT, AS NOTED

PROPERTY BOUNDARY

LOT LINES

RANGE LINE

ABBREVIATIONS

(M) MEASURED DIMENSION

(R) PER THE OFFICIAL CITY SURVEY OF ROSEDALE,
ENGINEERING BOOK 20, PAGES 1-7.



SCALE: 1" = 30'



Established 1948

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DENVER, COLORADO 80221

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PROJECT NO. 501-22-187

DATE: 07/14/2025