


**REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY**

**TO:** Katherine Ehlers, City Attorney's Office

**FROM:** Darion Mayhorn, P.E., Deputy Director, Right-of-Way Services

  
Darion Mayhorn (Aug 14, 2025 13:24:37 MDT)

**DATE:** August 13, 2025

**ROW #:** 2019-DEDICATION-0000138 **SCHEDULE #:** 0515620041000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by South Logan Street, East Tennessee Avenue, South Pennsylvania Street, and East Kentucky 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 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, "Logan Apartments."

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 # (2019-DEDICATION-0000138-001) HERE.**

A map of the area to be dedicated is attached.

GB/TB/DG

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto: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, Thomas Breitnauer  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2019-DEDICATION-0000138

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

## 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

Date of Request: August 13, 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 Public Alley, bounded by South Logan Street, East Tennessee Avenue, South Pennsylvania Street, and East Kentucky 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: Dalila Gutierrez	Name: Alaina McWhorter
Email: <a href="mailto:Dalila.Gutierrez@denvergov.org">Dalila.Gutierrez@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:**  
The project built a multi-family structure. 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:** 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: \_\_\_\_\_

## 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:** 2019-DEDICATION-0000138

**Description of Proposed Project:** The project built a multi-family structure. 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, "Logan Apartments."




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

**CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV**





## Legend

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



289 0 144.5 289 Feet

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

1:2,257

Map Generated 8/11/2025

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. 2019-DEDICATION-0000138-001:**

LAND DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 7TH DAY OF OCTOBER, 2020, AT RECEPTION NUMBER 2020164789 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOTS 20 THROUGH 24, BLOCK 16, LINCOLN SUBDIVISION, EXCEPT THAT PORTION DESCRIBED AT RECEPTION NUMBER 2018152089 AT THE CITY AND COUNTY OF DENVER CLERK AND RECORD'S OFFICE, AND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 24 WITH THE WEST LINE OF SAID RECEPTION NUMBER 2018152089;

THENCE S89°16'44"W, ALONG SAID SOUTH LINE OF LOT 24, A DISTANCE OF 2.00 FEET;  
THENCE N00°42'20"W, ALONG A LINE 2.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID RECEPTION NUMBER 2018152089, A DISTANCE OF 124.93 FEET TO THE NORTH LINE OF SAID LOT 20;  
THENCE N89°17'15"E, ALONG SAID NORTH LINE OF LOT 20, A DISTANCE OF 2.00 FEET TO SAID WEST LINE;  
THENCE S00°42'20"E, ALONG SAID WEST LINE, A DISTANCE OF 124.93 FEET TO THE POINT OF BEGINNING;

CONTAINING 249.86 SQUARE FEET (0.0057 ± ACRES) MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON SET 2.5" ALUMINUM CAP #37969 IN RANGE BOX AT THE INTERSECTION OF KENTUCKY AVENUE AND SOUTH LOGAN ST AND A SET 2.5" ALUMINUM CAP #37969 IN RANGE BOX AT THE INTERSECTION OF TENNESSEE AVENUE AND SOUTH LOGAN ST. ASSUMED TO BEAR S00°31'12"E.



2020164789

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: 2019-Dedication-0000138  
Asset Mgmt No.; 20-158

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this 30 day of September, 2020, by **LOGAN STREET PROPERTIES, LLC**, a Colorado limited liability company, whose address is 1776 S. Jackson St # 1020, Denver, CO 80210, 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:

**LOGAN STREET PROPERTIES, LLC**, a Colorado Limited Liability Company

By: [Signature]

Name: John S. Blue

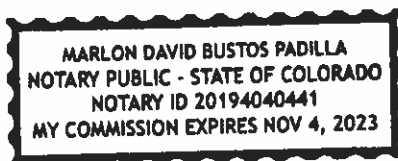
Its: manager

STATE OF Colorado )  
 ) ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of September, 2020  
by John S. Blue, as manager of **LOGAN STREET  
PROPERTIES, LLC**, a Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: Nov/4/2023



[Signature]  
Notary Public



EXHIBIT A  
PAGE 1 OF 2

2019-projmr-0000111-ROW-001

**LAND DESCRIPTION:**

A PORTION OF LOTS 20 THROUGH 24, BLOCK 16, LINCOLN SUBDIVISION, EXCEPT THAT PORTION DESCRIBED AT RECEPTION NUMBER 2018152089 AT THE CITY AND COUNTY OF DENVER CLERK AND RECORD'S OFFICE, AND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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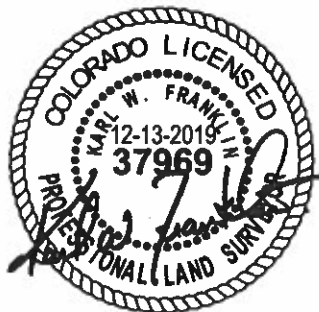
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Prepared By:  
Altitude Land Consultants, Inc  
Karl W. Franklin, PE-PLS-EXW  
Colorado PLS 37969

Date: 12.13.19  
Job No. 19-042

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

2019-projmstr-0000111-ROW-001



Age Group	Total (%)	Male (%)	Female (%)	Unknown (%)
0-14	15	15	15	15
15-24	30	30	30	30
25-34	60	60	60	60
35-44	60	60	60	60
45-54	60	60	60	60
55-64	60	60	60	60
65+	60	60	60	60



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