



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: February 18, 2026
ROW #: 2018-DEDICATION-0000156 **SCHEDULE #:** 0506113040000

Signed by:

DF13EBC85E48471...

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by North Perry Street, West 14th Avenue, North Osceola Street, and West 13th 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, “1330 Perry St Rowhomes.”

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 # (2018-DEDICATION-0000156-001) HERE.

A map of the area to be dedicated is attached.

GB/DS/BVS

- cc: Dept. of Real Estate, RealEstate@denvergov.org
- City Councilperson, Jamie Torres District #3
- Councilperson Aide, Daisy Rocha Vasquez
- Councilperson Aide, Angelina Gurule
- Councilperson Aide, Ayn Tougaard Slavis
- 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
- Department of Law, Mar’ quasa Maes
- DOTI Survey, Dana Sperling
- DOTI Ordinance
- Owner: City and County of Denver
- Project file folder 2018-DEDICATION-0000156

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

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: February 18, 2026

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 North Perry Street, West 14th Avenue, North Osceola Street, and West 13th 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: 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:
Constructed a four-plex. 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: Jamie Torres, District #3

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

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

Project Title: 2018-DEDICATION-0000156

Description of Proposed Project: Constructed a four-plex. 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

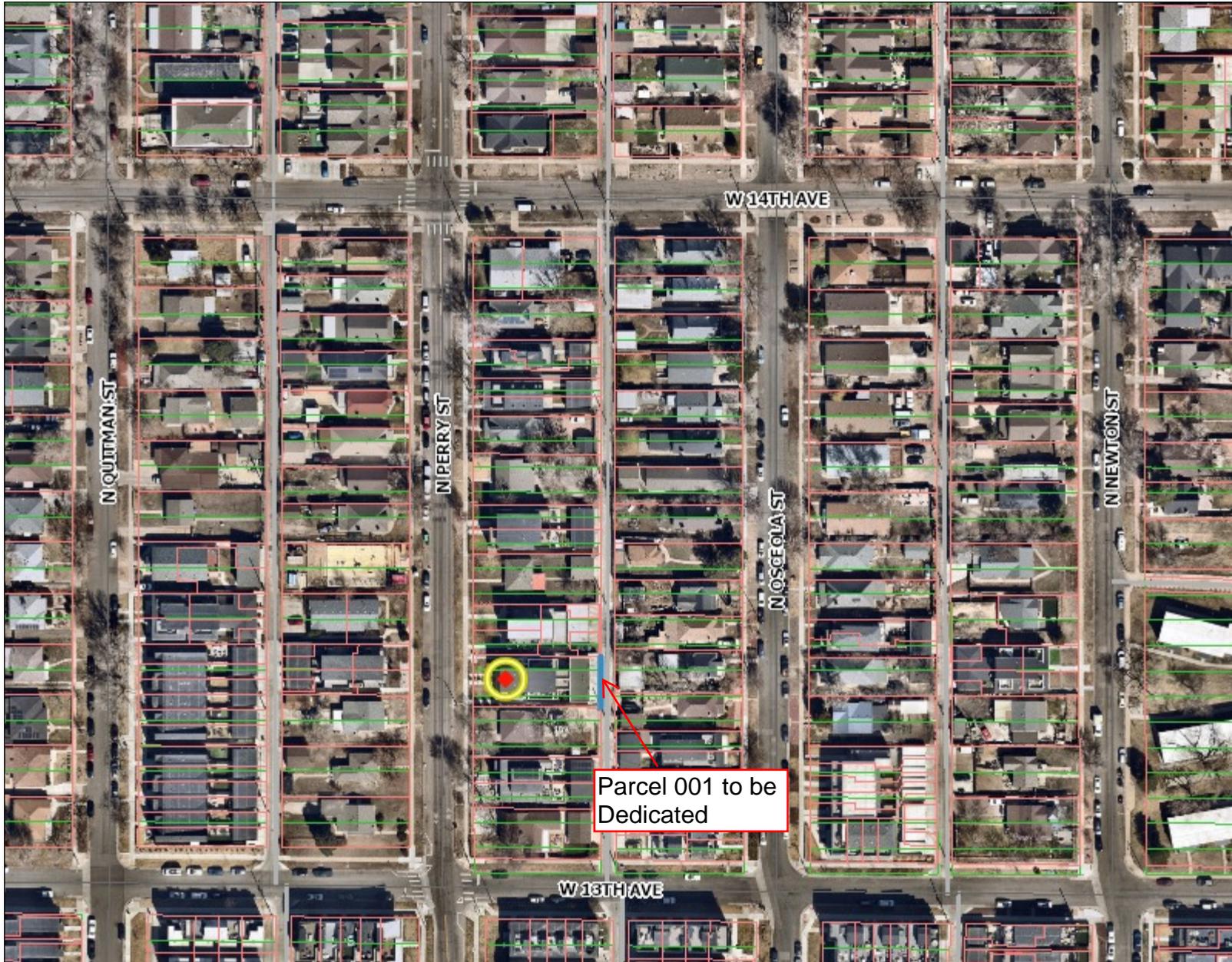
Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Alley, as part of the development project called, "1330 Perry St Rowhomes."

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
- ▭ Lots/Blocks

289 0 144.5 289 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:2,257

Map Generated 2/17/2026

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. 2018-DEDICATION-0000156-001:

LEGAL DESCRIPTION – ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF OCTOBER, 2018, AT RECEPTION NUMBER 2018135104 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ONE (1) FOOT IN WIDTH IN BLOCK 9, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION, SITUATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, TO WIT:

THE EAST ONE (1) FOOT OF LOT 18, AND THE SOUTH 13.57 FEET OF LOT 17 AND NORTH 11.13 FEET OF LOT 19, BLOCK 9, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION.

THE ABOVE DESCRIBED PARCEL CONTAINS 50 SQUARE FEET OR 0.0011 ACRES MORE OR LESS.



10/18/2018 08:43 AM
City & County of Denver

R \$0.00
WD

2018135104

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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 17 day of October, 2018, by **MA+KE DEVELOPMENT, LLC**, a Colorado limited liability company, whose address is 6071 S. Oswego St., Greenwood Village, CO 80111, 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.

Asset Mgmt. #: 18-159

Project Description:
2018-Dedication-0000156
1330 Perry St.

Approved: [Signature]
Asset Management:
Date: 10/18/18

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

ATTEST:

MA+KE DEVELOPMENT, LLC, a Colorado Limited Liability Company

By: [Signature]

Name: SIDWO DOROTHY KENT

Its: MANAGING MEMBER

STATE OF CO)
) ss.
COUNTY OF Arapahoe)

The foregoing instrument was acknowledged before me this 17 day of October, 2018
by Sidwo Dorothy Kent, as managing member of **MA+KE DEVELOPMENT, LLC**,
a Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: 10-7-19

[Signature: Linda Woodruff]
Notary Public

LINDA WOODRUFF
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994028239
MY COMMISSION EXPIRES OCTOBER 07, 2019

2017-projmstr-0000513-ROW-001

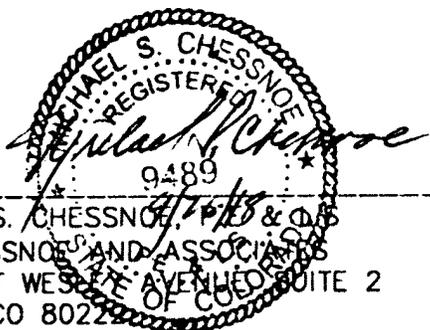
EXHIBIT A

LAND DESCRIPTION:

A PARCEL OF LAND BEING ONE (1) FOOT IN WIDTH IN BLOCK 9 COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION, SITUATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, TO WIT:

THE EAST ONE (1) FOOT OF LOT 18, AND THE SOUTH 13.57 FEET OF LOT 17 AND NORTH 11.13 FEET OF LOT 19, BLOCK 9, COLFAX AVENUE SUBDIVISION OF MAPLE GROVE SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE ABOVE DESCRIBED PARCEL CONTAINS 50 SQUARE FEET OR 0.0011 ACRES MORE OR LESS.



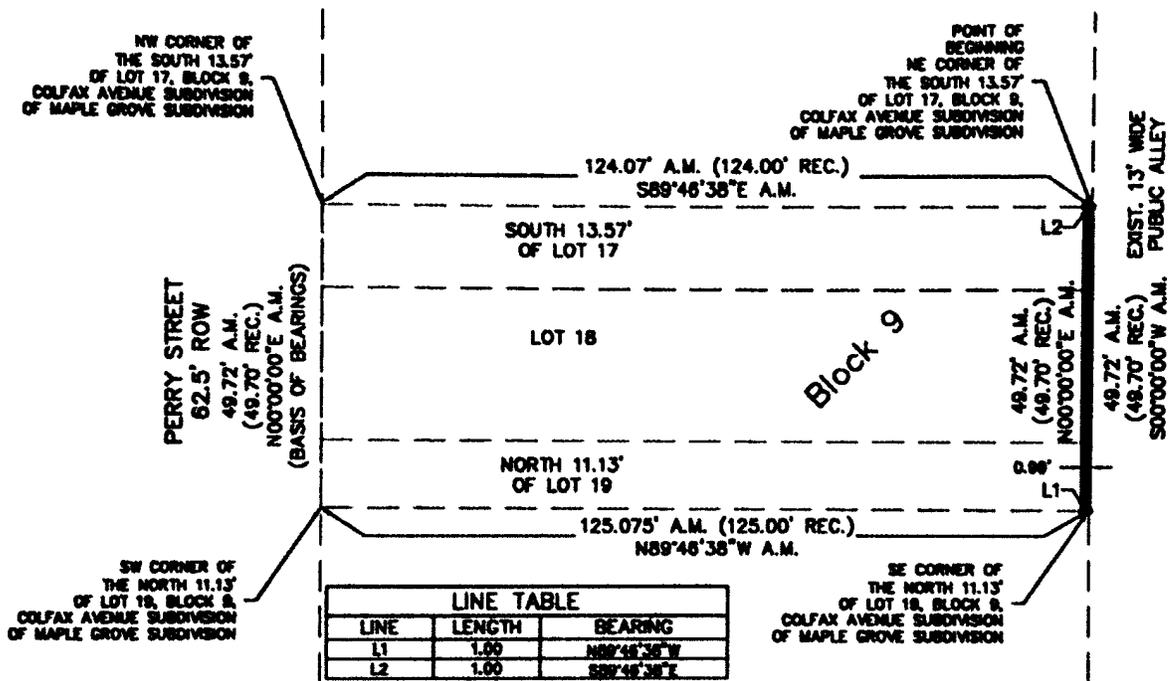
MICHAEL S. CHESSNOE, P.L.S. & O.S.
C/O CHESSNOE AND ASSOCIATES
4101 EAST WESLEY AVENUE SUITE 2
DENVER, CO 80222

PREPARED BY:

CHESSNOE AND ASSOC.
4101 EAST WESLEY AVENUE
SUITE 2
DENVER, CO. 80222
TELEPHONE NO. 303-722-3267
email: chessnoedenver@comcast.net
SEPTEMBER 18, 2018
▲ REVISED SEPTEMBER 26, 2018

EXHIBIT A

PARCEL SITUATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO.



GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

▲ REVISED SEPTEMBER 26, 2018

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY, IT IS INTENDED TO DEPICT ONLY THE ATTACHED LEGAL DESCRIPTION.