


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

**TO:** Ivone Avila-Ponce, City Attorney’s Office

**FROM:** Glen D. Blackburn, P.E., Director, Right-of-Way Services 

**DATE:** February 18, 2025

**ROW #:** 2024-DEDICATION-0000182 **SCHEDULE #:** Adjacent to 1) 0502313022000 and  
2) 0502313022000

**TITLE:** This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by North Corona Street, East 9<sup>th</sup> Avenue, North Ogden Street, and East 8<sup>th</sup> Avenue, and 2) North Corona Street, located near the intersection of North Corona Street and East 9<sup>th</sup> 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) Public Alley, and 2) North Corona Street. 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, “845 N Corona 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) Public Alley and 2) North Corona Street. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # ( 2024-DEDICATION-0000182-001, 002 ) HERE.**

A map of the area to be dedicated is attached.

GB/BP/LRA

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Chris Hinds District # 10  
Councilperson Aide, Ondrej Sebek  
Councilperson Aide, Abdullah Saquib  
Councilperson Aide, Sarai Castellanos Vega  
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, Johna Varty  
Department of Law, Martin Plate  
Department of Law, Brad Beck  
Department of Law, Matthew Mulbarger  
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 2024-DEDICATION-0000182

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 [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, 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 two City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by North Corona Street, East 9th Avenue, North Ogden Street, and East 8th Avenue, and 2) North Corona Street, located near the intersection of North Corona Street and East 9th 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: <a href="mailto:Lisa.ayala@denvergov.org">Lisa.ayala@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:

Proposing to scrape existing commercial structure and build townhomes. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) North Corona Street.

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

7. **City Council District:** Chris Hinds District # 10

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> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
<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:** 2024-DEDICATION-0000182

**Description of Proposed Project:** Proposing to scrape existing commercial structure and build townhomes. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) North Corona Street.

**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) Public Alley, and 2) North Corona Street.

**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

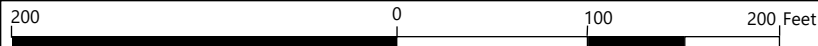
**Will an easement relinquishment be submitted at a later date:** N/A

**Additional information:** This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) Public Alley, and 2) North Corona Street, as part of the development project called, "845 N Corona St."



Legend

- Streets
- Alleys
- ▭ County Boundary
- ▭ Parcels



**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000182-001:**

**LEGAL DESCRIPTION - ALLEY PARCEL # 1**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 16TH DAY OF JANUARY, 2025, AT RECEPTION NUMBER 2025003823 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A 2-FOOT WIDE PARCEL OF LAND BEING A PORTION OF THE SW 1/4 OF SECTION 2, T. 4 S., R. 68 W. OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO DESCRIBED AS FOLLOWS:

THE WEST 2.00 FEET OF LOTS 26 TO 29, INCLUSIVE, BLOCK 140, SOUTH DIVISION OF CAPITOL HILL.

CONTAINING 206 SQUARE FEET, MORE OR LESS.

**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000182-002:**

**LEGAL DESCRIPTION - STREET PARCEL # 2**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 16TH DAY OF JANUARY, 2025, AT RECEPTION NUMBER 2025003823 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A 2-FOOT WIDE PARCEL OF LAND BEING A PORTION OF THE SW 1/4 OF SECTION 2, T. 4 S., R. 68 W. OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO DESCRIBED AS FOLLOWS:

THE EAST 2.00 FEET OF LOTS 26 TO 29, INCLUSIVE, BLOCK 140, SOUTH DIVISION OF CAPITOL HILL.

CONTAINING 206 SQUARE FEET, MORE OR LESS.



01/16/2025 09:12 AM  
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: 2024-DEDICATION-0000182**  
**Asset Mgmt No.: 25-011**

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 14<sup>th</sup> day of January, 2025, by **IONIC REP 11, LLC**, a Colorado limited liability company, whose address is 3456 W 32<sup>nd</sup> Avenue, Suite 200, Denver, Colorado, 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:

**IONIC REP 11, LLC**, a Colorado limited liability company

By: 

Name: Anthony Eulberg

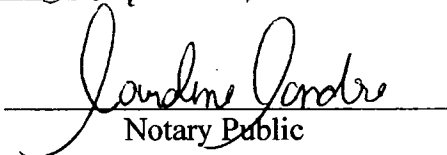
Its: Manager

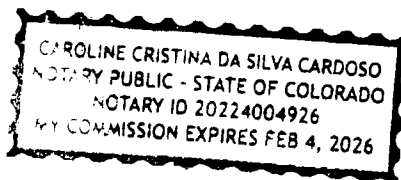
STATE OF CO )  
 ) ss.  
COUNTY OF DENVER )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January, 2025 by ANTHONY J EULBERG, as PARTNER of **IONIC REP 11, LLC**, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: FEB 4, 2026

  
Notary Public





# EXHIBIT A

2023-PROJMSTR-0000196-ROW

### Land Descriptions:

#### PARCEL 1

A 2-foot wide parcel of land being a portion of the SW 1/4 of Section 2, T. 4 S., R. 68 W. of the 6th P.M., City and County of Denver, State of Colorado described as follows:

The West 2.00 Feet of Lots 26 to 29, inclusive, Block 140, South Division of Capitol Hill.

Containing 206 square feet, more or less.

#### PARCEL 2

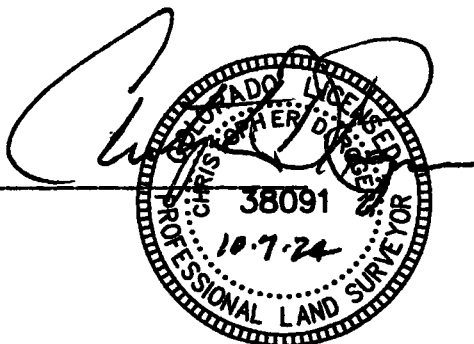
A 2-foot wide parcel of land being a portion of the SW 1/4 of Section 2, T. 4 S., R. 68 W. of the 6th P.M., City and County of Denver, State of Colorado described as follows:

The East 2.00 Feet of Lots 26 to 29, inclusive, Block 140, South Division of Capitol Hill.

Containing 206 square feet, more or less.

The above description was prepared by me, or under my direct supervision, on 4th Day of October, 2024.

Christopher D. Rogers,  
PLS 38091



Not Valid Without  
Signature And Date

Revised: October 4, 2024



# EXHIBIT A ILLUSTRATION

2023-PROJMSTR-0000196-ROW

East 9th Avenue

NE Corner  
Block 140

South Division of Capitol Hill

Lot 30

Lot 29

Lot 28

Lot 21

Lot 26

Lot 25

125.12'  
121.12'

Parcel 2  
206 S.F.  
(0.0047 AC.)

Lot Line (Typical)

25.825'  
(Typical)

Parcel 1  
206 S.F.  
(0.0047 AC.)

East  
2.00'

121.11'  
125.11'

16' Alley

103.30'

West  
2.00'

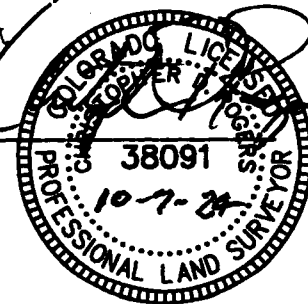
103.30'

North Corona Street (60' R.O.W.)



Scale: 1' = 20'

Christopher D. Rogers,  
PLS 38091



**NOTE:** This drawing is an exhibit representing the land description on Sheet 1 of 2. It is not to be construed as an actual survey of the parcel described.

Revised: October 4, 2024

Proj.: SDivCapH J.N. 38213

Sheet 2 of 2

Date: August 22, 2024

 AEGIS Surveying, Inc.

3395 Yates Street

Denver, Colorado 80212

(303)477-9319