



## 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:** November 7, 2025

**ROW #:** 2020-DEDICATION-0000013 **SCHEDULE #:** 0232303109000

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 Hooker Street, West 20th Avenue, North Irving Street, and West 19th 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, "1945 N Hooker 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 Public Alley. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # ( 2020-DEDICATION-0000013-001 ) HERE.**

A map of the area to be dedicated is attached.

GB/TS/LRA

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Amanda P. 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, Martin Plate  
Department of Law, Brad Beck  
Department of Law, Katherine Ehlers  
Department of Law, Janet Valdez  
DOTI Survey, Thomas Savich  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2020-DEDICATION-0000013

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 questions

Date of Request: November 7, 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 North Hooker Street, West 20th Avenue, North Irving Street, and West 19th 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:  
The proposed duplex has been built. 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 P. 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> (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?

To be completed by Mayor’s Legislative Team:

Resolution/Bill Number: \_\_\_\_\_ Date Entered: \_\_\_\_\_



## EXECUTIVE SUMMARY

**Project Title:** 2020-DEDICATION-0000013

**Description of Proposed Project:** The proposed duplex has been built. 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, "1945 N Hooker 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](http://www.denvergov.org/doti)  
Phone: 720-913-1311

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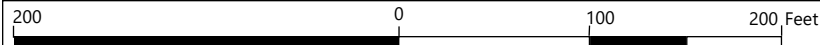


# City and County of Denver



## Legend

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



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

1:1,560

Map Generated 11/4/2025

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. 2020-DEDICATION-0000013-001:**

**LEGAL DESCRIPTION – ALLEY PARCEL:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 23RD DAY OF SEPTEMBER, 2020, AT RECEPTION NUMBER 2020155431 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOTS 1 AND 2, RANK'S RESUBDIVISION OF BLOCK 3 CHELTENHAM HEIGHTS, AS RECORDED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHWEST ONE QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 2 FEET OF SAID LOTS 1 AND 2, OF RANK'S RESUBDIVISION OF BLOCK 3 CHELTENHAM HEIGHTS

CONTAINING 96.23 SQUARE FEET MORE OR LESS.



2020155431

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: 2020-Dedication-0000013  
Asset Mgmt No.: 20-155

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 13<sup>th</sup> day of SEPTEMBER, 2020, by **20<sup>TH</sup> & HOOKER LLC**, a Colorado limited liability company, whose address is 2899 N. Speer Boulevard, #102, Denver, CO 80211, 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:

**20<sup>TH</sup> & HOOKER LLC**, a Colorado limited liability company

By: [Signature]

Name: David L. Berton

Its: Manager

STATE OF COLORADO )  
 ) ss.  
COUNTY OF DENVER )

The foregoing instrument was acknowledged before me this 23 day of SEPTEMBER, 2020  
by DAVID L. BERTON, as MANAGER of **20<sup>TH</sup> & HOOKER LLC**, a  
Colorado limited liability company.

Witness my hand and official seal.

My commission expires: MAY 30, 2022

MARISSA MANZANARES NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20184022644 MY COMMISSION EXPIRES MAY 30, 2022
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[Signature]  
Notary Public



2020PM0000057

## EXHIBIT A

PAGE 1 OF 2

**LAND DESCRIPTION:**

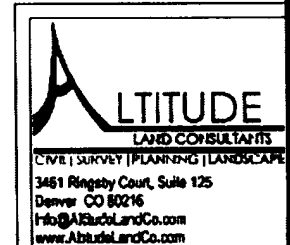
A PARCEL OF LAND BEING A PORTION OF LOTS 1 AND 2, RANK'S RESUBDIVISION OF BLOCK 3 CHELTENHAM HEIGHTS, AS RECORDED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHWEST ONE QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 2 FEET OF SAID LOTS 1 AND 2, OF RANK'S RESUBDIVISION OF BLOCK 3 CHELTENHAM HEIGHTS

CONTAINING 96.23 SQUARE FEET MORE OR LESS

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

Date: 02/25/2020  
Job No. 19-119



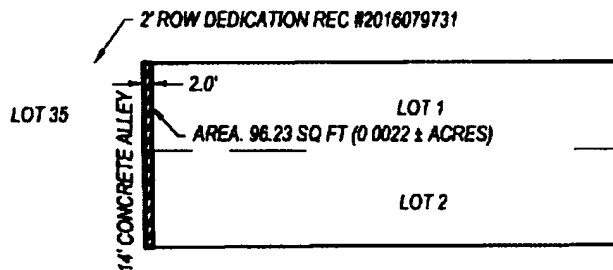
## EXHIBIT A

PAGE 2 OF 2

WITTER AND COFIELD'S SUB-DIVISION  
OF THE TOWN OF HIGHLANDS  
BLOCK 028 BLOCK 027 BLOCK 013 BLOCK 025

PENDLETON  
SUBDIVISION  
BLOCK 1, LOT 14

20TH AVENUE  
(ROW=VARIES)



HOOVER STREET  
(ROW=80')

CHELTENHAM  
HEIGHTS

RANK'S RESUBDIVISION OF BLOCK 3  
CHELTENHAM HEIGHTS

LOT 3

LOT 4

LOT 5

LOT 6

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

