


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: May 23, 2025

ROW #: 2020-DEDICATION-0000036 **SCHEDULE #:** 0234602020000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by 18th Street, Glenarm Place, North Broadway, 19th Street, and Welton Street.

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, "Block 176 – 18th and Glenarm."

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-0000036-001) HERE.

A map of the area to be dedicated is attached.

GB/TB/LRA

cc: Dept. of Real Estate, 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, 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 2020-DEDICATION-0000036

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 by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: May 23, 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 18th Street, Glenarm Place, North Broadway, 19th Street, and Welton Street.

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:**
Two mixed-use towers are under construction. 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:** 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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

Project Title: 2020-DEDICATION-0000036

Description of Proposed Project: Two mixed-use towers are under construction. 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, "Block 176 – 18th and Glenarm."

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

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



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 5/21/2025

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-0000036-001:

LAND DESCRIPTION – ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 24TH DAY OF JUNE, 2020, AT RECEPTION NUMBER 2020087160 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; AND BEING ALL OF LOTS 17 THROUGH 27 INCLUSIVE, BLOCK 176, EAST DENVER, AND THAT PART OF SIDELOT SOMETIMES REFERRED TO AS OUTLOT 7, H.C. BROWNS ADDITION TO DENVER LYING SOUTHWEST OF THAT PORTION THEREOF CONVEYED TO THE CITY OF DENVER FOR AN ALLEY BY DEED RECORDED IN BOOK 129 AT PAGE 614, CITY AND COUNTY OF DENVER, STATE OF COLORADO; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY CORNER OF SAID LOT 17, BEING A FOUND NAIL AND TAG PLS 38162 AS A 2.00' WHITNESS CORNER;

THENCE ALONG THE NORTHERLY LINE OF SAID LOTS 17-27, BLOCK 176, EAST DENVER, N44°59'15"E, 275.16 FEET;

THENCE ALONG THE SOUTHERLY LINE OF THE PARCEL CONVEYED TO THE CITY OF DENVER FOR AN ALLEY BY DEED RECORDED IN BOOK 129 AT PAGE 614, S89°56'26"E, 19.94 FEET;

THENCE ALONG THE EASTERLY LINE OF SAID OUTLOT 7, S00°03'34"W, 2.00 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 2.00 FEET DISTANT FROM THE SOUTHERLY LINE OF THE PARCEL CONVEYED TO THE CITY OF DENVER FOR AN ALLEY BY DEED RECORDED IN BOOK 129 AT PAGE 614, N89°56'26"W, 19.11 FEET;

THENCE ALONG A LINE PARALLEL WITH AND 2.00 FEET DISTANT FROM THE NORTHERLY LINE OF SAID LOTS 17-27, BLOCK 176, EAST DENVER, S44°59'15"W, 274.33 FEET;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 17, BLOCK 176, EAST DENVER, N45°02'53"W, 2.00 FEET, TO THE POINT OF BEGINNING;

CONTAINING 589 SQUARE FEET OR 0.013 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON A 20' RANGE LINE ALONG BROADWAY BETWEEN 19TH ST AND 18TH ST., BEING S00°03'39"W USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT THE NORTH ON 19TH ST. BY A FOUND OF THE 2.002" ALUMINUM CAP PLS 37889 IN CONCRETE". AND MONUMENTED AT THE SOUTH AT 18TH ST BY A FOUND 2" ALUMINUM CAP PLS 36062 IN CONCRETE.

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-0000036
Asset Mgmt No.: 20-106



2020087160
Page: 1 of 4
D \$0.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 23rd day of JUNE, 2020, by **AMACON DEVELOPMENT (BROADWAY) LLC**, a Colorado limited liability company, whose address is 856 Homer Street, Suite 500, Vancouver, BC V6B 2W5 Canada ("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:

AMACON DEVELOPMENT (BROADWAY) LLC, a Colorado Limited Liability Company

By: [Signature]

Name: MARCELLO DE COTIIS

Its: PRESIDENT

STATE OF _____)

) SS.

COUNTY OF _____)

A M A C O N

Suite 500 - 856 Homer Street
Vancouver, British Columbia V6B 2W5

The foregoing instrument was acknowledged before me this 23rd day of JUNE, 2020
by MARCELLO DE COTIIS, as PRESIDENT of AMACON DEVELOPMENT
(BROADWAY) LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: FEBRUARY 28, 2022

[Signature]
Notary Public

RANDY J. BAKER
A Commissioner for Taking
Affidavits for British Columbia
My Commission expires Feb. 28, 2022
Suite 500 - 856 Homer Street
Vancouver, BC V6B 2W5

2018-PROJMSTR-0000415-ROW

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; AND BEING ALL OF LOTS 17 THROUGH 27 INCLUSIVE, BLOCK 176, EAST DENVER, AND THAT PART OF SIDELOT SOMETIMES REFERRED TO AS OUTLOT 7, H.C. BROWNS ADDITION TO DENVER LYING SOUTHWEST OF THAT PORTION THEREOF CONVEYED TO THE CITY OF DENVER FOR AN ALLEY BY DEED RECORDED IN BOOK 129 AT PAGE 614, CITY AND COUNTY OF DENVER, STATE OF COLORADO; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PREPARED UNDER THE SUPERVISION OF:
DOUGLAS H. ORT III, PLS 37066
(303) 501-1221
1675 BROADWAY, SUITE 200
DENVER, CO 80202



2018-PROJMSTR-0000415-ROW

