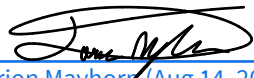


REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

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


Darion Mayhorn (Aug 14, 2025 13:23:36 MDT)

DATE: August 13, 2025

ROW #: 2018-DEDICATION-0000169 **SCHEDULE #:** 0515620034000

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 # (2018-DEDICATION-0000169-001) HERE.

A map of the area to be dedicated is attached.

GB/TB/DG

cc: Dept. of Real Estate, 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 2018-DEDICATION-0000169

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: 720-865-3002

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team
at MailHighOrdinance@DenverGov.org by 9 **a.m. Friday**. Contact the Mayor's Legislative team with questions

Please mark one: ☐ Bill Request or ☒ Resolution Request

Date of Request: August 13, 2025

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: Dalila.Gutierrez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

Project Title: 2018-DEDICATION-0000169

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."

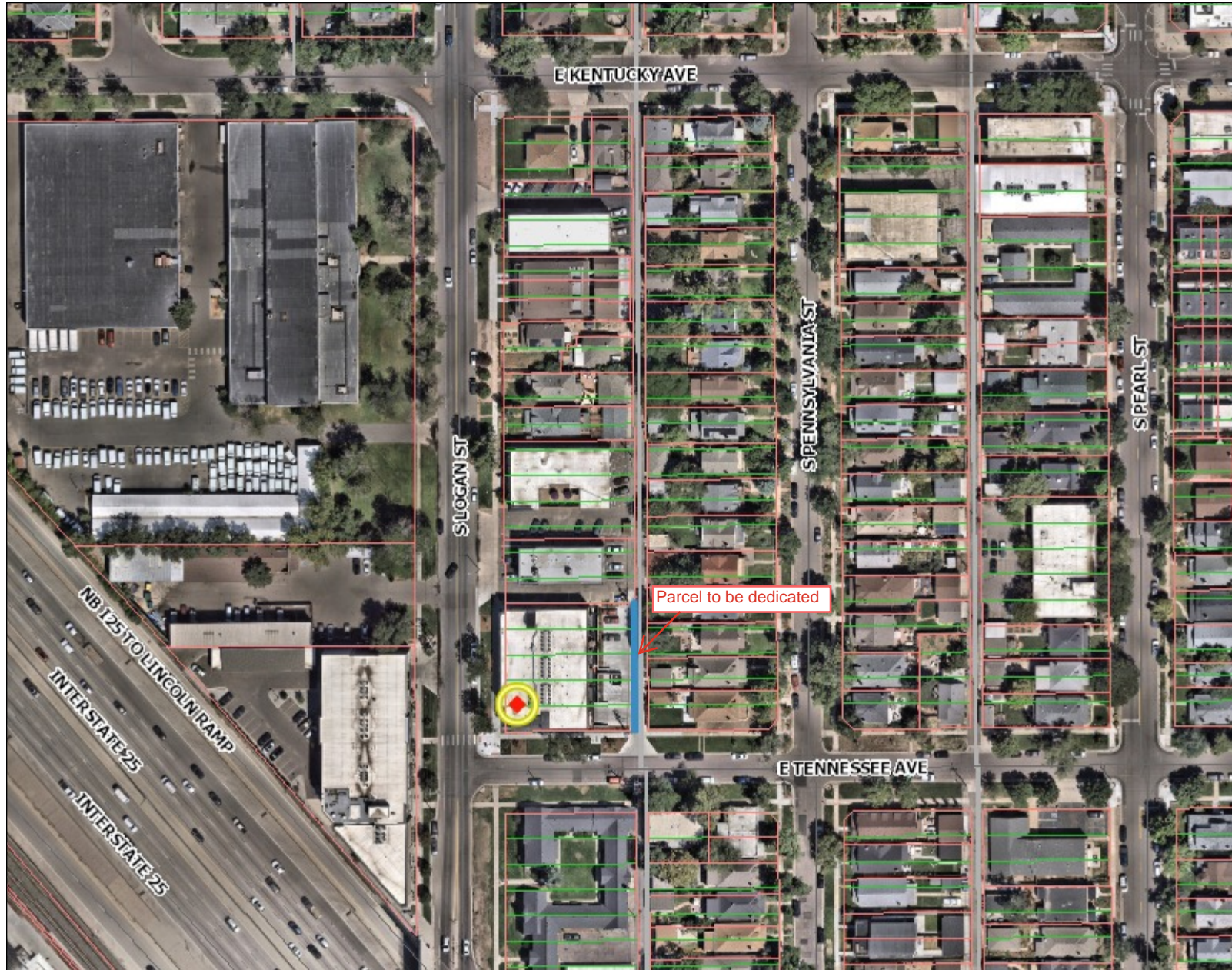
City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave | Denver, CO 80215
www.denvergov.org/doti
Phone: 720-865-3002

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. 2018-DEDICATION-0000169-001:

LAND DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF NOVEMBER, 2018, AT RECEPTION NUMBER 2018152089 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE EASTERLY 2.00 FEET OF LOTS 20 TO 24 INCLUSIVE, BLOCK 16, LINCOLN SUBDIVISION, CITY & COUNTY OF DENVER, STATE OF COLORADO, CONTAINING AN AREA OF 250 SQ. FT., +/-.

BASIS OF BEARINGS: AN ASSUMED BEARING OF N00°00'00"E FOR THE OFFSET LINE 16.75 FEET WEST OF THE EAST RIGHT-OF-WAY LINE OF S PENNSYLVANIA STREET, MONUMENTED AS SHOWN HEREON.



2018152089

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 26 day of November, 2018, 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 first page of the attached Exhibit A hereto and incorporated herein ("Property"), which Property is depicted on page 2 of such Exhibit A with the caption "2.00' ROW ACQUISITION BY SEPARATE DOCUMENT";

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. # 18-204

Project Description: 990 S. Logan
2018 - Dedication - 0000169

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: 

Name: John S. Blue

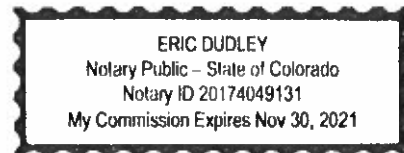
Its: Manager

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 26th day of November, 2018
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. 30, 2021





Notary Public

"EXHIBIT A"
DESCRIPTION
OF A PORTION OF
LINCOLN SUBDIVISION
(990 S LOGAN STREET)
SITUATE
IN THE SE 1/4 OF SECTION 15,
T.4.S., R.68.W. OF THE SIXTH P.M.
CITY & COUNTY OF DENVER, STATE OF COLORADO

PROPERTY DESCRIPTION:

THE EASTERLY 2.00 FEET OF LOTS 20 TO 24 INCLUSIVE, BLOCK 16, LINCOLN SUBDIVISION, CITY & COUNTY OF DENVER, STATE OF COLORADO, CONTAINING AN AREA OF 250 SQ. FT., +/-.

NOTES:

BASIS OF BEARINGS: AN ASSUMED BEARING OF N00°00'00"E FOR THE OFFSET LINE 16.75 FEET WEST OF THE EAST RIGHT-OF-WAY LINE OF S PENNSYLVANIA STREET, MONUMENTED AS SHOWN HEREON.

NOTICE 13-80-105(3)(a) C.R.S.: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION:

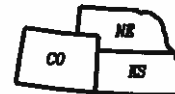
I, BRADLEY D. PETERSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS "DESCRIPTION" WHICH IS BASED UPON A 07 MARCH 2015 "LAND SURVEY PLAT" WAS GENERATED BY ME & IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF & OPINION.

BRADLEY D. PETERSON, P.L.S. NO. 28660
 FOR & ON BEHALF OF TRISTATE SURVEYING, INC.



TRISTATE SURVEYING, INC.

Bradley D. Peterson, PLS

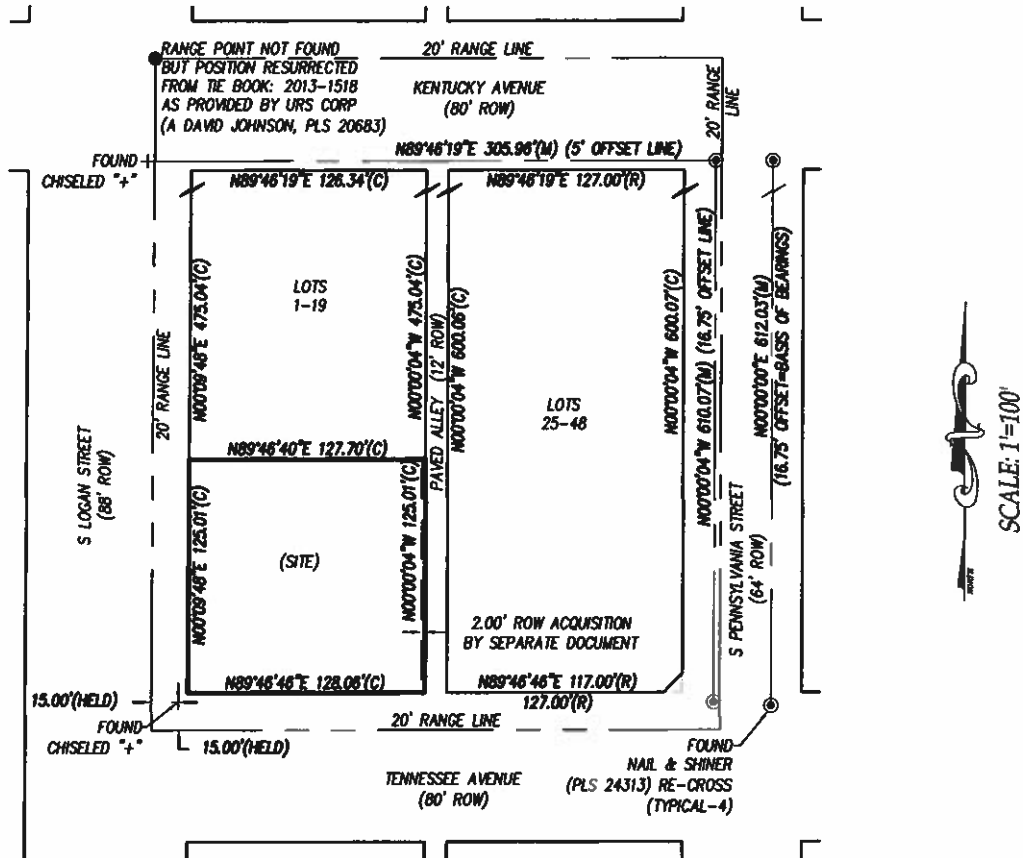


7371 S. DELAWARE STREET
 303-906-8072

LITTLETON, CO 80120-4220
 brad@tristatesurveying.com

DRAWN BY:	BDP	DATE:	13 APRIL 17
CHECKED BY:	JLT	201487_ACQ_DESC	
JOB NO.:	201487	SHEET	1 of 2

"EXHIBIT A"
OF A PORTION OF
LINCOLN SUBDIVISION
(990 S LOGAN STREET)
SITUATE
IN THE SE 1/4 OF SECTION 15,
T.4.S., R.68.W. OF THE SIXTH P.M.
CITY & COUNTY OF DENVER, STATE OF COLORADO



NOTES:

BASIS OF BEARINGS: AN ASSUMED BEARING OF N00°00'00"E FOR THE OFFSET LINE 16.75 FEET WEST OF THE EAST RIGHT-OF-WAY LINE OF S PENNSYLVANIA STREET, MONUMENTED AS SHOWN HEREON.

NOTICE 13-80-105(3)(a) C.R.S.: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION:

I, BRADLEY D. PETERSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS "EXHIBIT" WHICH IS BASED UPON A 07 MARCH 2015 "LAND SURVEY PLAT" WAS GENERATED BY ME & IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF & OPINION.

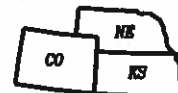
BRADLEY D. PETERSON, P.L.S. NO. 28660
 FOR & ON BEHALF OF TRISTATE SURVEYING, INC.

DATE



TRISTATE SURVEYING, INC.

Bradley D. Peterson, PLS



7371 S. DELAWARE STREET
 305-985-9072

LITTLETON, CO 80120-4220
 brad@tristatesurveying.com

DRAWN BY:	BDP	DATE:	13 APRIL 17
CHECKED BY:	JLT	DRAWING NO.:	201487_ACQ_EXH
JOB NO.:	201487	SHEET	2 OF 2