



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

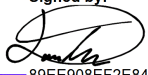
FROM: Darion T. Mayhorn, DOTI, Interim Director, Right-of-Way Services

DATE: August 5, 2026

ROW #: 2024-DEDICATION-0000249 **SCHEDULE #:** Adjacent to 0505209004000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley bounded by North Lowell Boulevard, West Colfax Avenue, North King Street and West 14th 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, "1456 N. Lowell Blvd."

Signed by:

89EE908EF2E84D2...

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 # (2024-DEDICATION-0000249-001) HERE.

A map of the area to be dedicated is attached.

DTM/JL/BV

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, Interim 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, Johanna Lee
DOTI Ordinance
MileHighOrdinance
Owner: City and County of Denver
Project file folder 2024-DEDICATION-0000249

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave., Dept. 506 | Denver, CO 80202
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 by **9 a.m. Friday**. Contact the Mayor's Legislative team with questionsDate of Request: August 5, 2026

1. Please mark one: ☐ Bill Request or ☒ Resolution Request
2. Does this request directly impact property within .5 miles of the South Platte River (Check map [HERE](#)) ☐ Yes ☒ No
3. Does this item fall under XO 66 (Prop 123) requiring it to skip Mayor-Council ☐ Yes ☒ No
4. Do you need to request a Waiver Request for this item ☐ Yes ☒ No
5. Type of Request:
- ☐ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment
- ☒ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change ☐ Other:

6. **Title:** Dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley bounded by North Lowell Boulevard, West Colfax Avenue, North King Street and West 14th Avenue.

7. **Requesting Agency:** DOTI, Right-of-Way Services

8. **Contact Person:**

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Barbara Valdez	Name: Alaina McWhorter
Email: Barbara.Valdez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

9. **General description or background. Attach executive summary if more space needed:**

Proposing to demolish existing church and build three new duplexes. The developer was asked to dedicate a parcel of land as Public Alley.

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

11. **City Council District:** Councilwoman Jamie Torres, District 3

****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: _____



EXECUTIVE SUMMARY

Project Title: 2024-DEDICATION-0000249

Description of Proposed Project: Proposing to demolish existing church and build three new duplexes. 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

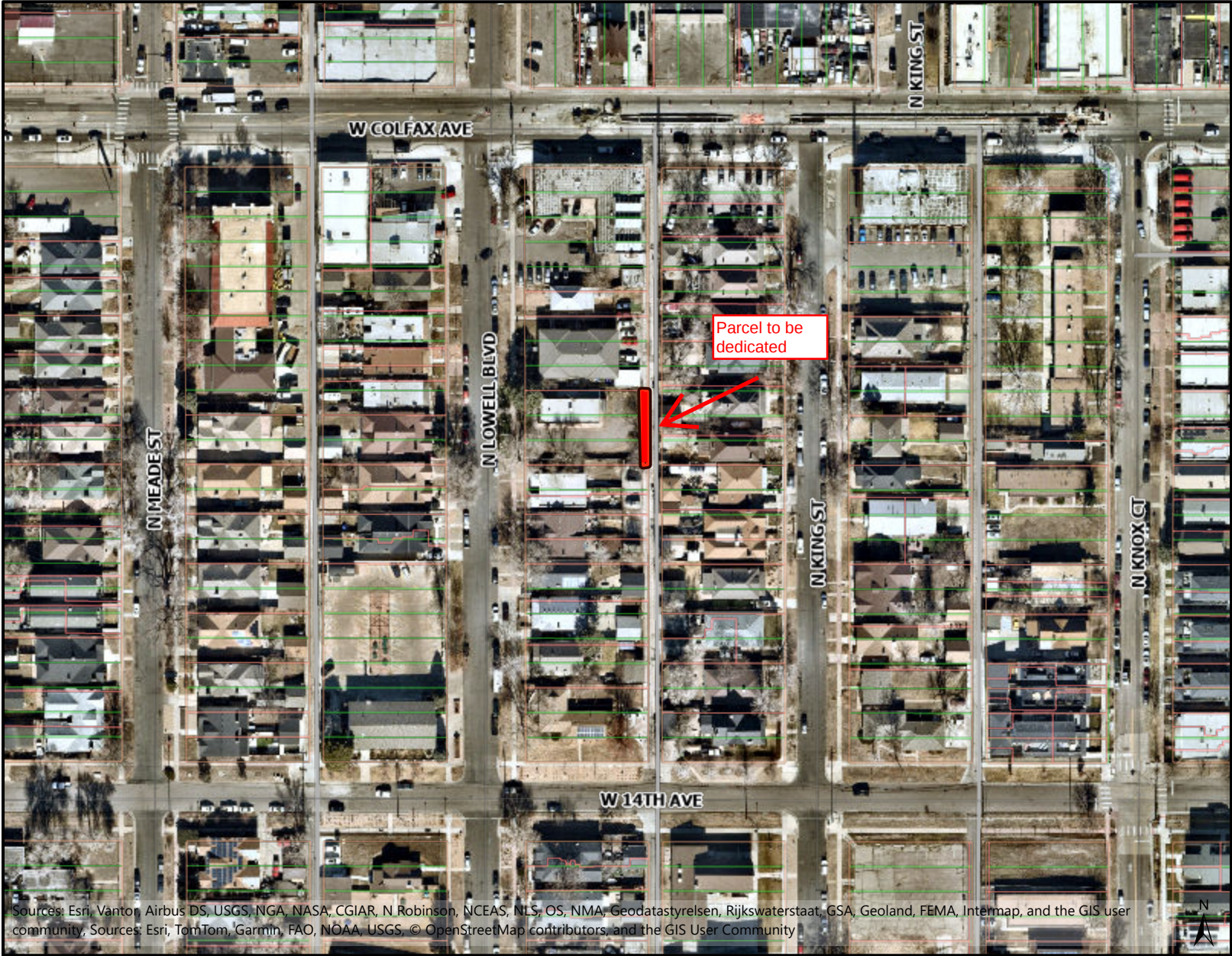
Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Alley, as part of the development project called, "1456 N. Lowell Blvd."

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave., Dept. 506 | Denver, CO 80202
www.denvergov.org/doti
Phone: 720-865-3002

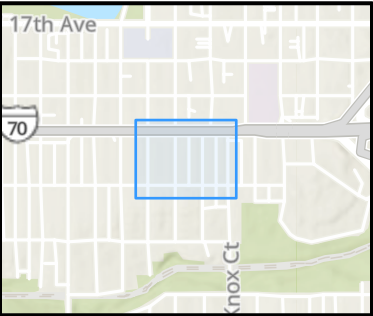
CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV



Map Title



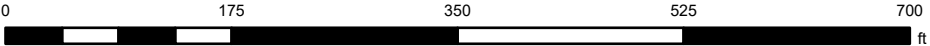
Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Legend

Denver Base Layers

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



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Map Generated: 07-21-2026

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000249-001:

LEGAL DESCRIPTION - ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY, 2026, AT RECEPTION NUMBER 2026086243 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 10 THROUGH 12 INCLUSIVE, BLOCK 4, COLFAX AVENUE SUBDIVISION OF BLOCKS 2,3,4,5,6,7,8,9,10,11,12,13,14,15, MAPLE GROVE SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST ONE (1.00') FOOT OF SAID LOTS 10 THROUGH 12 INCLUSIVE, SAID BLOCK 4, COLFAX AVENUE SUBDIVISION OF BLOCKS 2,3,4,5,6,7,8,9,10,11,12,13,14,15, MAPLE GROVE SUBDIVISION, CITY AND COUNTY OF DENVER STATE OF COLORADO.

CONTAINING AN AREA OF +/-75 SQUARE FEET, OR +/-0.0017 ACRES, MORE OR LESS.



07/14/2026 01:53 PM

R \$0.00

D \$0.00

City & County of Denver

WD

Electronically Recorded

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-0000249
Asset Mgmt No.: 26-082

SPECIAL WARRANTY DEED

Jul 14 **THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this 8th day of July, 2026, by **1456 N LOWELL LLC**, a Colorado limited liability company, whose address is 219 Baybrook Court, Westlake Village, California, 91361, 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;

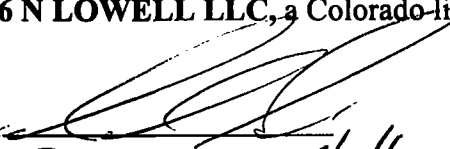
TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee, and its successors and assigns forever. Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the 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:

1456 N LOWELL LLC, a Colorado limited liability company

By: 

Name: Daniel Stoltz

Its: Owner

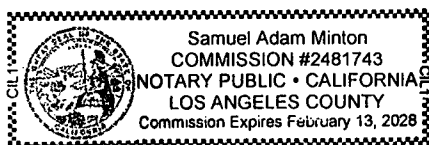
STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026
by _____, as _____ of **1456 N LOWELL LLC**, a
Colorado limited liability company.

Witness my hand and official seal.

My commission expires: _____

Notary Public



SEE CALIFORNIA
Ack **FORM**
ATTACHED

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On July 8th, 2026 before me, Samuel Adam Minton, Notary Public
(insert name and title of the officer)

personally appeared Daniel Stultz,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

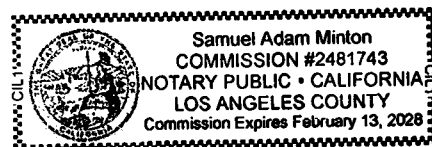


EXHIBIT A

LAND DESCRIPTION
SHEET 1 OF 2

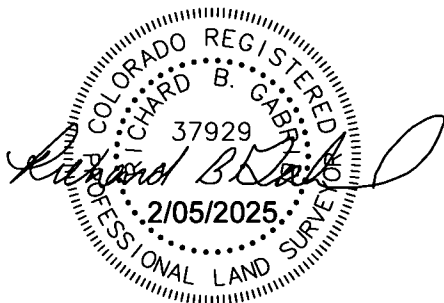
2024-PM-0000285-ROW

LAND DESCRIPTION

A PORTION OF LOTS 10 THROUGH 12 INCLUSIVE, BLOCK 4, COLFAX AVENUE SUBDIVISION OF BLOCKS 2,3,4,5,6,7,8,9,10,11,12,13,14,15, MAPLE GROVE SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST ONE (1.00') FOOT OF SAID LOTS 10 THROUGH 12 INCLUSIVE, SAID BLOCK 4, COLFAX AVENUE SUBDIVISION OF BLOCKS 2,3,4,5,6,7,8,9,10,11,12,13,14,15, MAPLE GROVE SUBDIVISION, CITY AND COUNTY OF DENVER STATE OF COLORADO.

CONTAINING AN AREA OF ± 75 SQUARE FEET, OR ± 0.0017 ACRES, MORE OR LESS.



RICHARD B. GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of
Power Surveying Company, Inc.



6911 BROADWAY
DENVER, COLORADO 80221

Established 1948

PH. 303-702-1817
FAX. 303-702-1488
www.powersurveying.com

DRAWING BY: RBG
PROJECT NO. 24-062

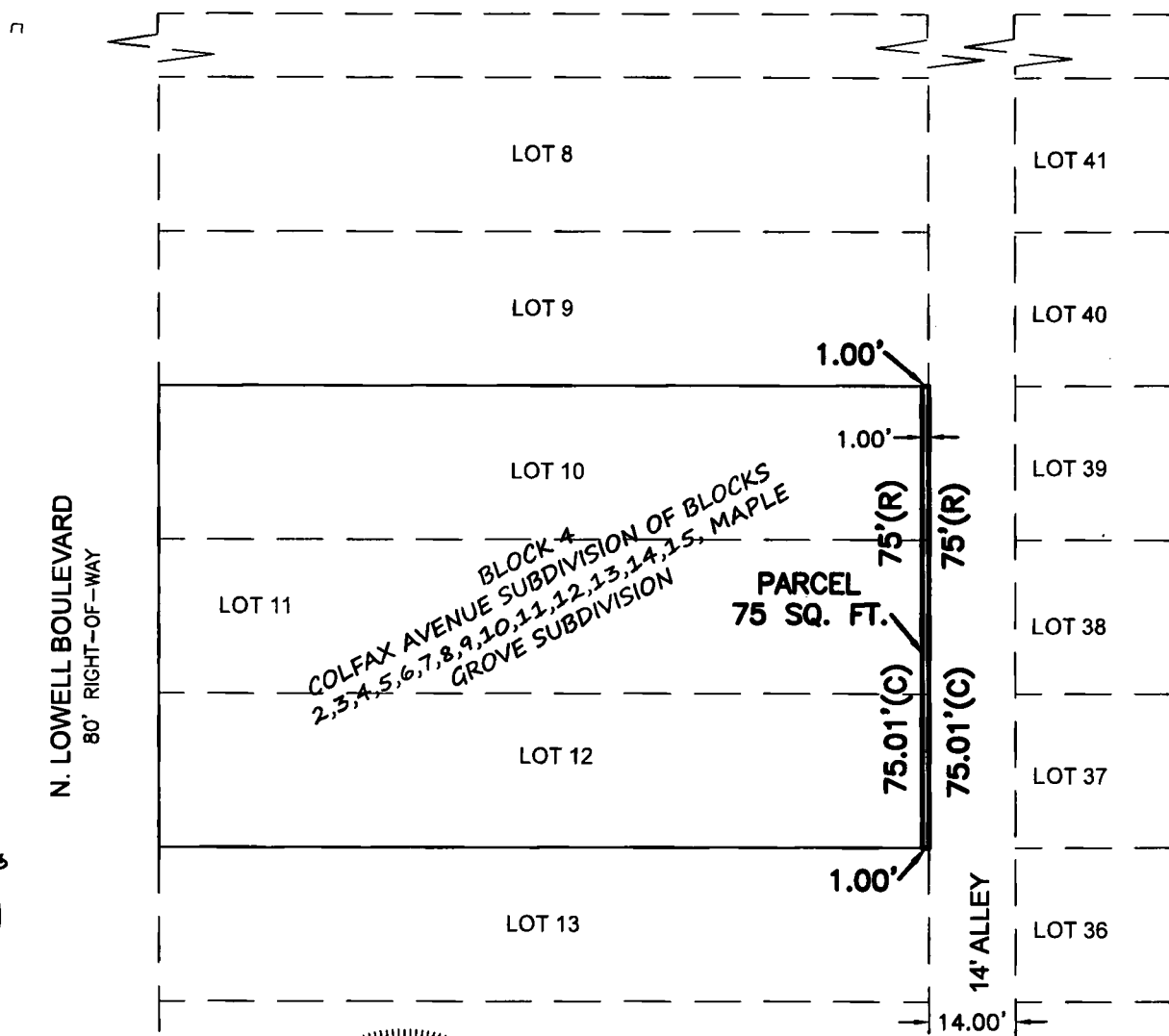
DATE: 2-05-25

EXHIBIT A

2024-PM-0000285-ROW

ILLUSTRATION
SHEET 2 OF 2

W. COLFAX AVENUE
80' RIGHT-OF-WAY
(PAVED / PUBLIC)



LEGEND - LINETYPES & SYMBOLS

PROPERTY BOUNDARY
BLOCK
CONVEYANCE



6911 BROADWAY
DENVER, COLORADO 80221

PH 303-702-1817
FAX 303-702-1488
www.powersurveying.com

DRAWING BY: RBG
PROJECT NO. 24-062

DATE: 2-05-25