



**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

Signed by:  
  
DF13EBC85E48471...

**DATE:** January 27, 2026

**ROW #:** 2024-DEDICATION-0000245 **SCHEDULE #:** 0229112050000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by West 36<sup>th</sup> Avenue, North Zuni Street, West 37<sup>th</sup> Avenue, and North Alcott 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, "3611 N Zuni Street."

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-0000245-001) HERE.**

A map of the area to be dedicated is attached.

GB/AG/DG

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, Brad Beck  
Department of Law, Katherine Ehlers  
Department of Law, Janet Valdez  
DOTI Survey, Ali Gulaid  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2024-DEDICATION-0000245

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

**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:** January 27, 2026

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 West 36th Avenue, North Zuni Street, West 37th Avenue, and North Alcott 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: Dalila Gutierrez	Name: Alaina McWhorter
Email: <a href="mailto:Dalila.Gutierrez@denvergov.org">Dalila.Gutierrez@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 project proposed a parcel reconfiguration for future development and retained the existing condo structure. Developer was asked to dedicate a parcel 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?**

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*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_



## EXECUTIVE SUMMARY

Project Title: 2024-DEDICATION-0000245

Description of Proposed Project: The project proposed a parcel reconfiguration for future development and retained the existing condo structure. Developer was asked to dedicate a parcel 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

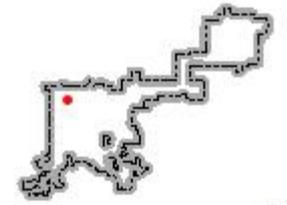
Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Alley, as part of the development project called, "3611 N Zuni Street."

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

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

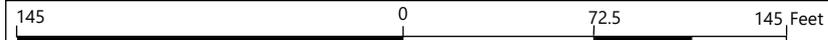


# City and County of Denver



### Legend

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



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. 2024-DEDICATION-0000245-001:

LAND DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 21ST DAY OF JULY, 2025, AT RECEPTION NUMBER 2025069439 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND BEING A PORTION OF THE NE1/4 OF SECTION 29, T. 3 S., R. 68 W. OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE WESTERLY LINE OF HOPE'S SUBDIVISION OF LOT 4, BLOCK 12, POTTER HIGHLANDS AND RES-SUBDIVISION OF LOT 1, BLOCK 12, POTTER HIGHLANDS TO BEAR SOUTH 00°21'55" EAST, A DISTANCE OF 237.48 FEET BETWEEN A FOUND ILLEGIBLE 0.5" BRASS TAG AT THE NORTHWESTERLY CORNER OF LOT 7, SAID RE-SUBDIVISION OF LOT 1, BLOCK 12, POTTER HIGHLANDS AND A FOUND #4 REBAR AT THE SOUTHWESTERLY CORNER OF LOT 1, SAID HOPE'S SUBDIVISION OF LOT 4, BLOCK 12, POTTER HIGHLANDS, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT SAID SOUTHWESTERLY CORNER OF LOT 1; THENCE ALONG THE WESTERLY LINE OF LOTS 1 THROUGH 5, INCLUSIVE, SAID HOPE'S SUBDIVISION OF LOT 4, BLOCK 12, POTTER HIGHLANDS, NORTH 00°21'55" WEST, A DISTANCE OF 112.22 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 5; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 5, NORTH 89°31'51" EAST, A DISTANCE OF 3.00 FEET; THENCE PARALLEL WITH, AND 3.00 FEET EASTERLY THEREFROM, SAID EASTERLY LINE OF LOTS 1 THROUGH 5, SOUTH 00°21'55" EAST, A DISTANCE OF 112.22 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1 AND THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 36TH AVENUE; THENCE ALONG SAID SOUTHERLY LINE OF LOT 1, SOUTH 89°31'40" WEST, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING.

SAID PAREL CONTAINING 337 SQUARE FEET, MORE OR LESS.



07/21/2025 03:11 PM

R \$0.00

D \$0.00

City &amp; County of Denver

WD

Electronically Recorded

After signing, return to:  
Division of Real Estate  
City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Denver, Colorado 80202  
**Project Description: 2024-DEDICATION-0000245**  
**Asset Mgmt No.: 25-193**



## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 17<sup>th</sup> day of July, 2025, by **SAMUEL DAVID CHAPPELL and KARI LYNN CHAPPELL**, as Joint Tenants, whose address is 3611 N. Zuni St. 101, Denver, CO 80211, United States and **JAMES WALLACE BURNS and ALISON MAE BURNS**, as Joint Tenants, whose address is 3611 N. Zuni St. 102, Denver, CO 80211, United States and **MEGAN E. KNECHT**, as Tenant in Severalty, whose address is 3611 N. Zuni St. 201, Denver, CO 80211, United States and **CHRISTOPHER MANNEN**, an individual, whose address is 3611 N. Zuni St. 202, 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:

**SAMUEL DAVID CHAPPELL and KARI LYNN CHAPPELL**

By: Samuel David Chappell

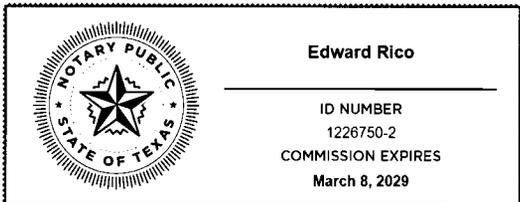
By: Kari Lynn Chappell

STATE OF Texas )  
 ) ss.  
COUNTY OF Hays )

The foregoing instrument was acknowledged before me this 17th day of July, 2025  
by **SAMUEL DAVID CHAPPELL and KARI LYNN CHAPPELL**.

Witness my hand and official seal.

My commission expires: 03/08/2029



Edward Rico  
Notary Public

Electronically signed and notarized online using the Proof platform.







2023-PROJMSTR-0000-415-ROW  
2024-DEDICATION-0000-245

# EXHIBIT "A"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 2

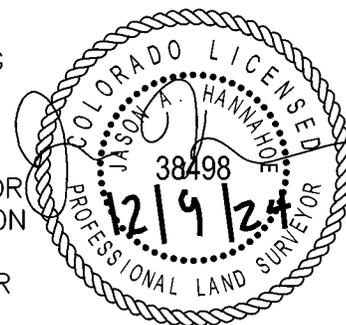
THE WESTERLY THREE (3) FEET OF LOTS 1 THROUGH 5, INCLUSIVE, OF HOPE'S SUBDIVISION OF LOT 4, BLOCK 12, POTTER HIGHLANDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WESTERLY LINE OF HOPE'S SUBDIVISION OF LOT 4, BLOCK 12, POTTER HIGHLANDS AND RE-SUBDIVISION OF LOT 1, BLOCK 12, POTTER HIGHLANDS TO BEAR SOUTH 00°21'55" EAST, A DISTANCE OF 237.48 FEET BETWEEN A FOUND ILLEGIBLE 0.5" BRASS TAG AT THE NORTHWESTERLY CORNER OF LOT 7, SAID RE-SUBDIVISION OF LOT 1, BLOCK 12, POTTER HIGHLANDS AND A FOUND #4 REBAR AT THE SOUTHWESTERLY CORNER OF LOT 1, SAID HOPE'S SUBDIVISION OF LOT 4, BLOCK 12, POTTER HIGHLANDS, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

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SAID PARCEL CONTAINING 337 SQUARE FEET, MORE OR LESS.

I, JASON HANNAHOE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JASON A. HANNAHOE  
COLORADO P.L.S. #38498  
FLATIRONS, INC.

JOB NUMBER: 24-81,224  
DRAWN BY: M. LUND  
DATE: DECEMBER 06, 2024



**Flatirons, Inc.**  
Land Surveying Services

7000 N. BROADWAY,  
SUITE 209  
DENVER, CO 80221  
(303) 936-6997

[www.FlatironsInc.com](http://www.FlatironsInc.com)

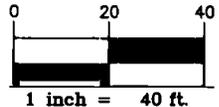
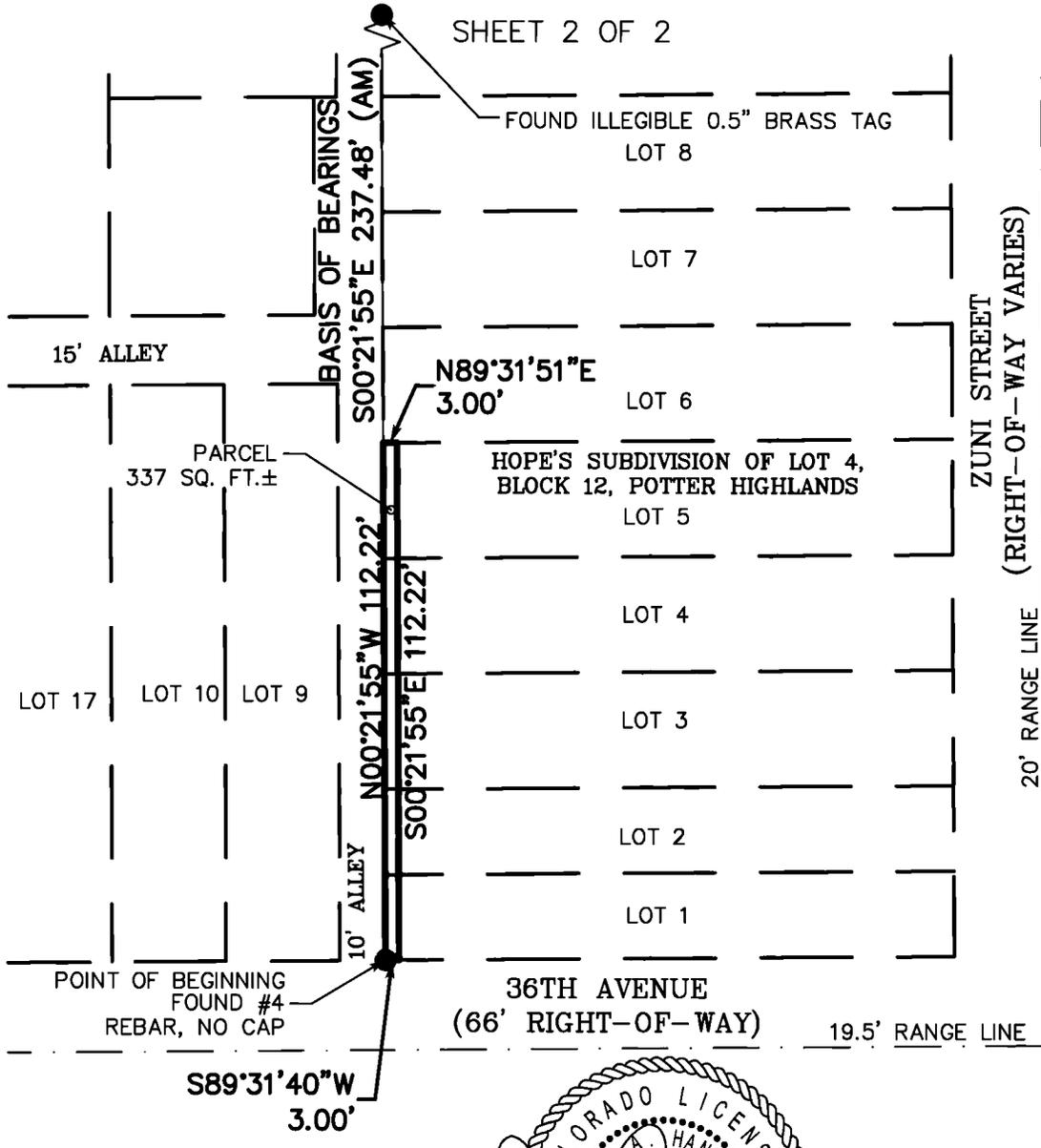
THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

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SHEET 2 OF 2



JOB NUMBER: 24-81,224  
DRAWN BY: M. LUND  
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