



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 18th, 2025

ROW #: 2016-DEDICATION-0000060 **SCHEDULE #:** 0232302048000

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 Grove 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, "3135 W 19th Ave."

Signed by:

A handwritten signature in black ink, appearing to be "Glen D. Blackburn".

DF13EBC85E48471...

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 # (2016-DEDICATION-0000060-001) HERE.

A map of the area to be dedicated is attached.

GB/AG/BVS

cc: Dept. of Real Estate, 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 2016-DEDICATION-0000060

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

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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 questions

Date of Request: November 18, 2025

Please mark one: ☐ Bill Request or ☒ Resolution RequestPlease 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 a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by North Hooker Street, West 20th Avenue, North Grove 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: Beverly J. Van Slyke	Name: Alaina McWhorter
Email: Beverly.VanSlyke@Denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

Constructed two townhome structures with a total of twelve units. 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: 2016-DEDICATION-0000060

Description of Proposed Project: Constructed two townhome structures with a total of twelve units. 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, "West 19th Avenue Townhomes."

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave | Denver, CO 80215
www.denvergov.org/dot
Phone: 720-913-1311

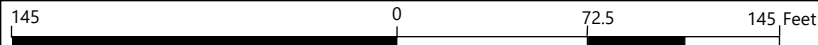
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City and County of Denver



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



WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:1,128

Map Generated 11/17/2025

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.

2015-PROJMSTR-0000709-ROW

PARCEL DESCRIPTION ROW NO. 2016-DEDICATION-0000060-001:

LAND DESCRIPTION - ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE 2016, AT RECEPTION NUMBER 2016085489 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE NORTHERLY THREE (3) FEET OF LOTS 20 TO 23, BLOCK 2, CHELTENHAM HEIGHTS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 20; THENCE NORTH 00°00'47" EAST, A DISTANCE OF 126.94 FEET TO A POINT THREE (3) FEET SOUTHERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 20, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG A LINE PARALLEL TO AND THREE (3) FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID LOTS 20 TO 23 NORTH 89°55'30" WEST, A DISTANCE OF 100.18 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HOOKER STREET, SAID POINT BEING THREE (3) FEET SOUTHERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 23; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF HOOKER STREET NORTH 00°00'47" EAST, A DISTANCE OF 3.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 23; THENCE ALONG NORTHERLY LINE OF SAID LOTS 20 TO 23 SOUTH 89°55'30" EAST, A DISTANCE OF 100.18 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 20; THENCE ALONG THE EASTERLY LINE OF SAID LOT 20 SOUTH 00°00'47" WEST, A DISTANCE OF 3.00 FEET TO THE TRUE POINT OF BEGINNING;

SAID PARCEL CONTAINING 301 SQ.FT. OR .007 ACRES, MORE OR LESS.

CONSIDERING THE EASTERLY LINE OF SAID LOT 20 TO BEAR NORTH 00°00'47" EAST, A DISTANCE OF 129.94 FEET BETWEEN FOUND 1" BRASS TAGS STAMPED "PLS 16116" AT THE OFFSETS TO THE SOUTHEASTERLY CORNER AND NORTHEASTERLY CORNERS OF SAID LOT 20, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.



2016085489

Page: 1 of 3

06/30/2016 10:12 AM

R \$0.00

D \$0.00

City & County of Denver

WD

WARRANTY DEED

THIS DEED, dated JUNE 23RD, 2016, is between Sunnyside 3145, LLC, a Colorado limited liability company ("Grantor"), and the City and County of Denver, a home rule city and municipal corporation of the State of Colorado ("Grantee"), whose address is 1437 Bannock Street, Denver, CO 80202.

WITNESS, that the 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 is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

EXHIBIT "A" attached hereto and incorporated herein

Assessor's schedule or parcel number: Vacant Land
Address: Vacant Land

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor covenants, grants, bargains, and agrees to and with the Grantee, its successors and assigns, that at the time of the enrolling and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except for all matters of record.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, except for all matters of record.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Sunnyside 3145, LLC

By:

ANTHONY P. ZANGOGUA

Title:

OWNER

STATE OF

COLORADO

COUNTY OF

JEFFERSON

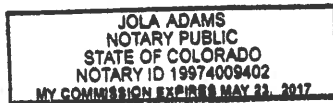
The foregoing instrument was acknowledged before me this day 23 of JUNE, 2016 by ANTHONY P ZANGOGUA as OWNER of Sunnyside 3145, LLC.

Witness my hand and official seal.

My commission expires: 5.23-17

Notary Public

Jola Adams



Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

Asset Mgmt. #: 16-061
Asset Management: 6-30-16
Approved: [Signature]
Project Description: Row 3145 W. 19TH AVE.

EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AND, COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 2

THE NORTHERLY THREE (3) FEET OF LOTS 20 TO 23, BLOCK 2, CHELTENHAM HEIGHTS,
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EASTERLY LINE OF SAID LOT 20 TO BEAR NORTH 00°00'47" EAST, A
DISTANCE OF 129.94 FEET BETWEEN FOUND 1" BRASS TAGS STAMPED "PLS 16116" AT
OFFSETS TO THE SOUTHEASTERLY CORNER AND NORTHEASTERLY CORNERS OF SAID LOT 20,
WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 20; THENCE NORTH 00°00'47"
EAST, A DISTANCE OF 126.94 FEET TO A POINT THREE (3) FEET SOUTHERLY OF THE
NORTHEASTERLY CORNER OF SAID LOT 20, SAID POINT ALSO BEING THE TRUE POINT OF
BEGINNING; THENCE ALONG A LINE PARALLEL TO AND THREE (3) FEET SOUTHERLY OF THE
NORTHERLY LINE OF SAID LOTS 20 TO 23 NORTH 89°55'30" WEST, A DISTANCE OF 100.18
FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HOOKER STREET, SAID POINT
BEING THREE (3) FEET SOUTHERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 23;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF HOOKER STREET NORTH 00°00'47"
EAST, A DISTANCE OF 3.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 23; THENCE
ALONG THE NORTHERLY LINE OF SAID LOTS 20 TO 23 SOUTH 89°55'30" EAST, A DISTANCE
OF 100.18 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 20; THENCE ALONG THE
EASTERLY LINE OF SAID LOT 20 SOUTH 00°00'47" WEST, A DISTANCE OF 3.00 FEET TO THE
TRUE POINT OF BEGINNING;

SAID PARCEL CONTAINING 301 SQ.FT. OR .007 ACRES, MORE OR LESS.

I, JOHN B. GUYTON, 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 AT THE REQUEST OF THE CLIENT AND IS NOT INTENDED TO
REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE
STATUTE.



JOHN B. GUYTON
COLORADO P.L.S. #16406
CHAIRMAN/CEO, FLATIRONS, INC.

FSI JOB NO. 16-66,191

JOB NUMBER: 16-66,191
DRAWN BY: NA/JS
DATE: APRIL 13, 2016

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.

Flatirons, Inc.
Surveying, Engineering & Geomatics



3660 DOWNING ST
UNIT E
DENVER, CO 80205
PH: (303) 936-6997
www.FlatironsInc.com

BY:JSTEPHENSON FILE:66191 ALLEY DEDICATION.DWG DATE:4/13/2016 5:03 PM

EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF AND, COUNTY OF DENVER, STATE OF COLORADO

SHEET 2 OF 2

LOT 24
BLOCK 2

FOUND 1" BRASS TAG
STAMPED "PLS 16116"
AT A 5.0' OFFSET
(TYPICAL ALONG ALLEY)

ALLEY

(EXISTING 10' RIGHT-OF-WAY)

S89°55'30"E 100.18'

N00°00'47"W
3.00'

N89°55'30"W 100.18'

S00°00'47"E
3.00'

POINT OF
BEGINNING

NORTHERLY 3' OF LOTS 20 TO
23 TO BE DEDICATED AS
ADDITIONAL RIGHT-OF-WAY
301 SQ. FT. OR .007 ACRES MORE OR LESS

HOOKE STREET
(80' RIGHT-OF-WAY)

LOT 23
BLOCK 2

LOT 22
BLOCK 2

LOT 21
BLOCK 2

LOT 20
BLOCK 2

LOT 19
BLOCK 2

126.94'
N00°00'47"E 126.94' BASIS OF BEARINGS

POINT OF
COMMENCEMENT

WEST 19TH AVENUE
(80' RIGHT-OF-WAY)

FOUND 1" BRASS TAG STAMPED
"PLS 16116" AT A 24.5' OFFSET

GRAPHIC SCALE



(IN FEET)
1 inch = 5 ft.

21.5' RANGE LINE



JOB NUMBER: 16-66,191
DRAWN BY: NA/JS
DATE: APRIL 13, 2016

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Flatirons, Inc.

Surveying, Engineering & Geomatics



3660 DOWNING ST
UNIT E
DENVER, CO 80205
PH: (303) 936-6997

www.FlatironsInc.com

BY:JSTEPHENSON FILE:66191 ALLEY DEDICATION.DWG DATE:4/13/2016 5:01 PM