




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: November 7, 2025

ROW #: 2017-DEDICATION-0000108 **SCHEDULE #:** 0234211022000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by Champa Street, 25th Street, Curtis Street, and 24th 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, "Liberati Brewing Company."

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 # (2017-DEDICATION-0000108-001) HERE.

A map of the area to be dedicated is attached.

GB/SC/LRA

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Darrell Watson District # 9
Councilperson Aide, Bonnie Guillen
Councilperson Aide, Dwight Clark
Councilperson Aide, Darius Shelby
Councilperson Aide, Lynne Lombard
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, Janet Valdez
DOTI Survey, Scott Castaneda
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2017-DEDICATION-0000108

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

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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 7, 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 Champa Street, 25th Street, Curtis Street, and 24th 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:
Adaptive re-use of the ground floor of an existing commercial building to create a new restaurant and brewery. 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: Darrell Watson District # 9

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: _____



EXECUTIVE SUMMARY

Project Title: 2017-DEDICATION-0000108

Description of Proposed Project: Adaptive re-use of the ground floor of an existing commercial building to create a new restaurant and brewery. 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, "Liberati Brewing Company."

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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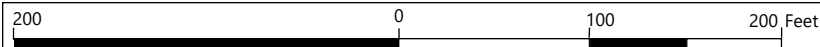


City and County of Denver



Legend

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



WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:1,560

Map Generated 11/5/2025

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.

2016-PROJMSTR-0000455-ROW

PARCEL DESCRIPTION ROW NO. 2017-DEDICATION-0000108-001:

LAND DESCRIPTION – STREET or ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 12TH DAY OF JANUARY, 2018, AT RECEPTION NUMBER 2018004807 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND SITUATED IN BLOCK 116 OF STILE'S ADDITION TO DENVER, BEING PART OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. AND BLOCK 116, TAPPAN'S ADDITION TO DENVER BEING PART OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 27, 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:

BEGINNING AT THE NORTH CORNER OF LOT 28, BLOCK 116 OF TAPPAN'S ADDITION TO DENVER WHENCE THE WEST CORNER OF LOT 16, BLOCK 116 OF STILE'S ADDITION TO DENVER IS ASSUMED TO BEAR SOUTH 45° 00' 00" WEST, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 45° 00' 00" EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 28, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 45° 00' 00" WEST, A DISTANCE OF 196.50 FEET, SAID LINE BEING PARALLEL WITH AND 2.00 FEET SOUTHEAST OF THE SOUTHEASTERLY ALLEY RIGHT-OF-WAY;

THENCE NORTH 45° 00' 00" WEST, A DISTANCE OF 2.00 FEET TO A POINT ON SAID SOUTHEASTERLY ALLEY RIGHT-OF-WAY, SAID POINT ALSO BEING ON THE NORTHWESTERLY LINE OF LOT 21 WHENCE THE WEST CORNER OF SAID LOT BEARS SOUTH 45° 00' 00" WEST A DISTANCE OF 3.94 FEET;

THENCE ALONG SAID SOUTHEASTERLY ALLEY RIGHT-OF-WAY, NORTH 45° 00' 00" EAST, A DISTANCE OF 196.50 FEET TO THE POINT OF BEGINNING;

PARCEL CONTAINS 393 SQUARE FEET, MORE OR LESS.



2018004807

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 _____ day of _____, 2017, by **The Bell Press, Inc.**, a Colorado Corporation, whose address is 360 Fairfax St., Denver, CO ("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:

The Bell Press, Inc., a Colorado Corporation

By: *Lawrence Bell*

Name: Lawrence Bell

Its: President

STATE OF Colorado)
COUNTY OF Denver) ss.

The foregoing instrument was acknowledged before me this 1st day of January, 2018 ^{18 DP, 3}
by Lawrence Bell, as President of **The Bell Press, Inc.,** a Colorado Corporation.

Witness my hand and official seal.

My commission expires:

05/22/2020
Denisa Pender
Notary Public

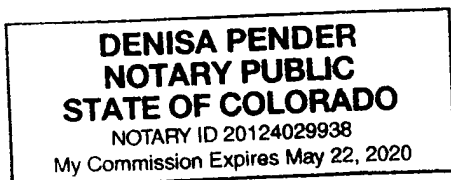


EXHIBIT A

SHEET 1 OF 2

LAND DESCRIPTION

A PARCEL OF LAND SITUATED IN BLOCK 116 OF STILE'S ADDITION TO DENVER, BEING PART OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. AND BLOCK 116, TAPPAN'S ADDITION TO DENVER BEING PART OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 27, 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:

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PARCEL CONTAINS 393 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION STATEMENT:

I, RY PATRICK RUSK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED ILLUSTRATION WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF ARE CORRECT.

RY PATRICK RUSK

PLS No. 38226

FORESIGHT WEST SURVEYING, INC.

4955 IRIS STREET

WHEAT RIDGE, CO 80033

OCTOBER 16, 2017

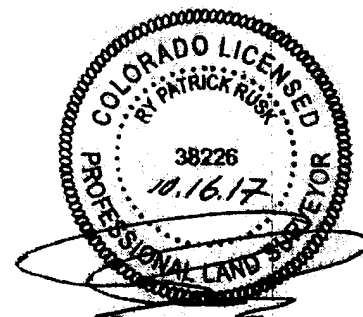
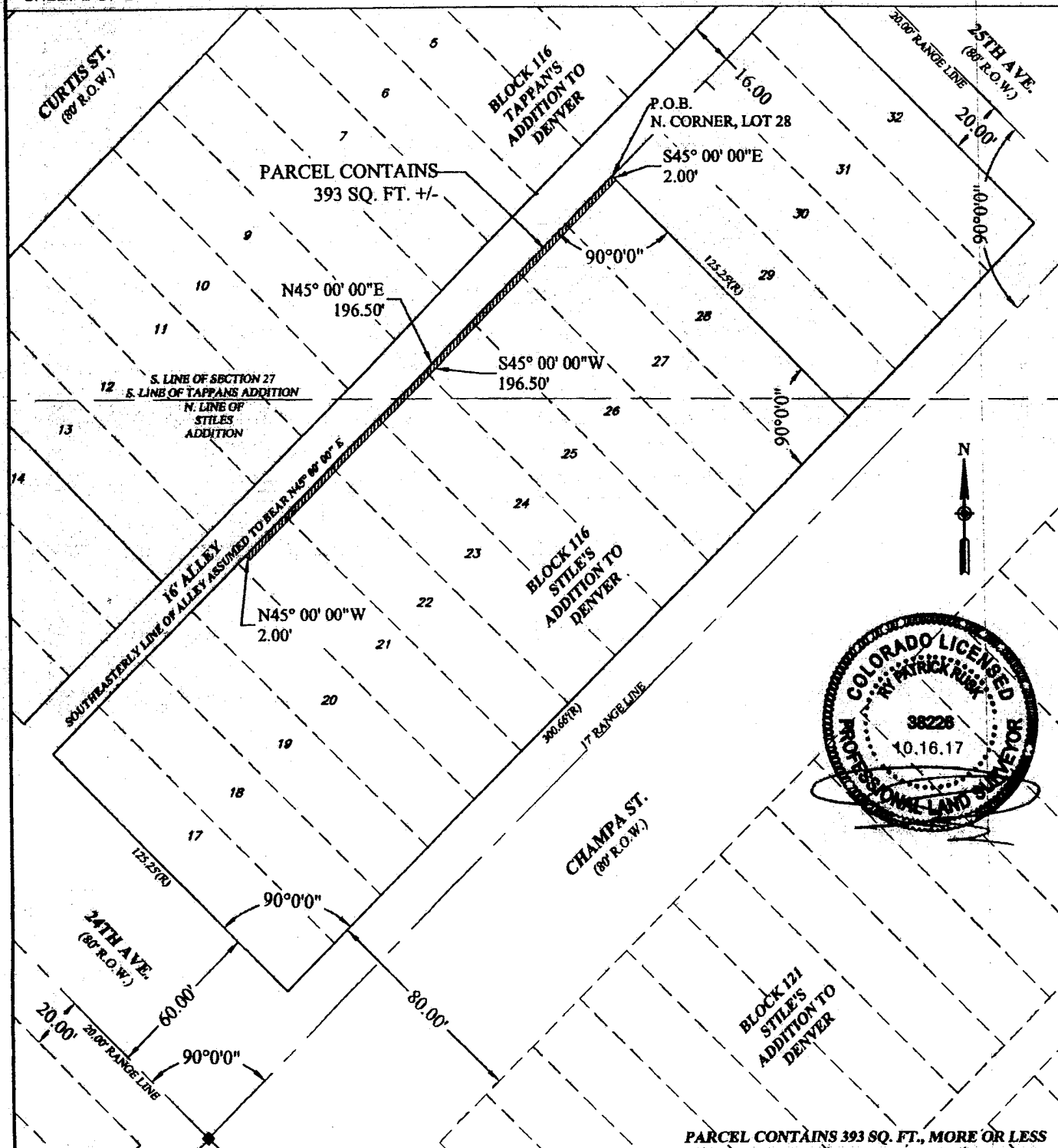
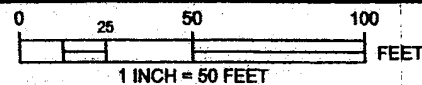


EXHIBIT A

SHEET 2 OF 2



PARCEL CONTAINS 393 SQ. FT., MORE OR LESS

Revision: 2 10.16.17
Compiled By: Rusk
Checked By: Scott
Job Number: 2016085

THIS ILLUSTRATION DOES NOT
REPRESENT A MONUMENTED SURVEY. IT
IS INTENDED ONLY TO DEPICT THE
ATTACHED LEGAL DESCRIPTION.

ALLEY DEDICATION LOCATED IN BLOCK
116 OF STILE'S ADDITION TO DENVER
BEING PART OF THE NE 1/4 OF SEC. 34, T3S,
R68W OF THE 6TH P.M., AND BLOCK 116 OF
TAPPAN'S ADDITION TO DENVER, BEING
IN THE SE 1/4, OF SECTION 27, T3S, R68W OF
THE 6TH P.M., CITY AND COUNTY OF
DENVER, STATE OF COLORADO

FWS FORESIGHT WEST
SURVEYING INC.

4955 Iris Street
Wheat Ridge, Colorado 80033
303.504.1440