



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: October 16, 2025

ROW #: 2019-DEDICATION-0000084 **SCHEDULE #:** 1) 0227113039000, and 2) 0227113038000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by North Brighton Boulevard, 35th Street, Wynkoop Street, and 36th Street, and 2) North Brighton Boulevard, located at the intersection of North Brighton Boulevard and 36th 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 1) Public Alley, and 2) North Brighton Boulevard. 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, "Vib Hotel RiNo."

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 1) Public Alley, and 2) North Brighton Boulevard. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2019-DEDICATION-0000084) 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, Mar'quasa Maes
DOTI Survey, Scott Castaneda
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2019-DEDICATION-0000084

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: October 16, 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 two City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by North Brighton Boulevard, 35th Street, Wynkoop Street, and 36th Street, and 2) North Brighton Boulevard, located at the intersection of North Brighton Boulevard and 36th 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:
The proposed hotel has been built. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) North Brighton Boulevard.

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: _____

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>Additional Funds</i>	<i>Total Contract Amount</i>
<i>(A)</i>	<i>(B)</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: 2019-DEDICATION-0000084

Description of Proposed Project: The proposed hotel has been built. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) North Brighton Boulevard.

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 1) Public Alley, and 2) North Brighton Boulevard.

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 1) Public Alley, and 2) North Brighton Boulevard, as part of the development project called, "Vib Hotel RiNo."

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



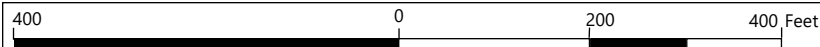
Legend

- Streets
- Alleys
- County Boundary
- Parcels



Parcel 002 to be dedicated

Parcel 001 to be dedicated



WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:3,120

Map Generated 10/15/2025

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. 2019-DEDICATION-0000084-001:

LAND DESCRIPTION - ALLEY PARCEL NO. 1

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF JANUARY, 2020, AT RECEPTION NUMBER 2020004267 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 BLOCK 6, FIRST ADDITION TO IRONTON AND BLOCK 6, IRONTON, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE SOUTHEASTERLY 2.00 FEET OF LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 6, FIRST ADDITION TO IRONTON, AND THE SOUTHEASTERLY 2.00 FEET OF LOTS 4 THROUGH 6, INCLUSIVE, BLOCK 6, IRONTON WITH SAID 2.00 FEET LYING ADJACENT TO THE NORTHWESTERLY ROW LINE OF THE 16 FOOT ALLEY IN SAID BLOCKS 6, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000084-002:

LAND DESCRIPTION - STREET PARCEL NO. 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF JANUARY, 2020, AT RECEPTION NUMBER 2020004267 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 BLOCK 6, FIRST ADDITION TO IRONTON, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE NORTHWESTERLY 15.00 FEET OF LOTS 1 THROUGH 6, INCLUSIVE, LYING ADJACENT TO THE SOUTHEASTERLY ROW LINE OF BRIGHTON BOULEVARD, BLOCK 6, FIRST ADDITION TO IRONTON, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



2020004267

Page: 1 of 7

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 7 day of JAN 2020, by **T.W.C. LLC**, a South Dakota limited liability company, whose address is 12802 Pine Haven, Hot Springs, SD 57747 ("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 **Exhibit A** attached hereto and incorporated herein (the "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, subject to all matters listed on **Exhibit B**, attached hereto and incorporated herein.

No separate bill of sale with respect to improvements on the Property will be executed.

[Signature Page Follows]

20-006

2019- Dedication - 0000084
36th + Brighton

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

GRANTOR:

T.W.C. LLC, a South Dakota limited liability company

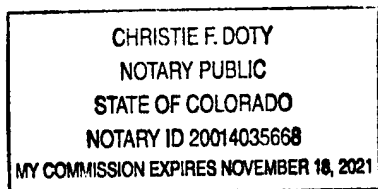
By: 
Name: Preston L. Hoyer
Title: VICE PRESIDENT

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 7th day of January 2020 by Preston L. Hofer.

Witness my hand and official seal.

My commission expires: 11-18-21



Christie F Doty
Notary Public

**Exhibit A-1
To Special Warranty Deed
The Property**

**EXHIBIT A
SHEET 1 OF 2**

2017-PROJMSTR-0000518-ROW-01

LAND DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF BLOCK 6, FIRST ADDITION TO IRONTON AND BLOCK 6, IRONTON, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE SOUTHEASTERLY 2.00 FEET OF LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 6, FIRST ADDITION TO IRONTON, AND THE SOUTHEASTERLY 2.00 FEET OF LOTS 4 THROUGH 6, INCLUSIVE, BLOCK 6, IRONTON WITH SAID 2.00 FEET LYING ADJACENT TO THE NORTHWESTERLY ROW LINE OF THE 16 FOOT ALLEY IN SAID BLOCKS 6, CITY AND COUNTY OF DENVER, STATE OF COLORADO

prepared by:
ROBERT J. RUBINO
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, CO 80301
(303)464-9515 FAX (303)464-7792
E-MAIL: rubinosurveying@aol.com

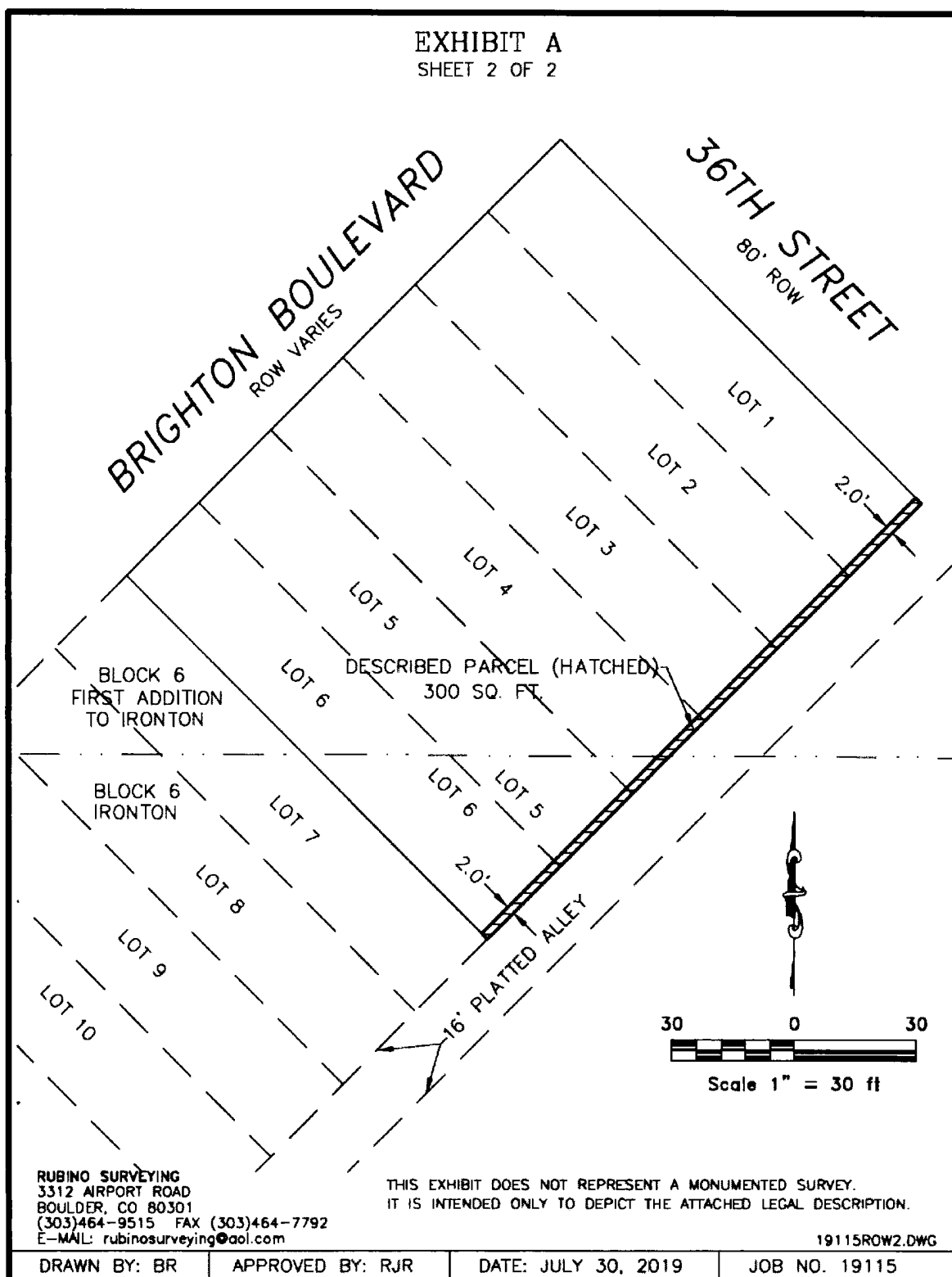
19115ROW2.DWG

DRAWN BY: BR

APPROVED BY: RJR

DATE: JULY 30, 2019

JOB NO. 19115



**Exhibit A-2
To Special Warranty Deed
The Property**

EXHIBIT A
SHEET 1 OF 2

2017-PROJMSTR-0000518-ROW-02

LAND DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF BLOCK 6, FIRST ADDITION
TO IRONTON, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND
COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE NORTHWESTERLY 15.00 FEET OF LOTS 1 THROUGH 6, INCLUSIVE,
LYING ADJACENT TO THE SOUTHEASTERLY ROW LINE OF BRIGHTON
BOULEVARD, BLOCK 6, FIRST ADDITION TO IRONTON, CITY AND COUNTY
OF DENVER, STATE OF COLORADO.

prepared by:
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BOULDER, CO 80301
(303)464-9515 FAX (303)464-7792
E-MAIL: rubinosurveying@aol.com

19115ROW1.DWG

DRAWN BY: BR

APPROVED BY: RJR

DATE: MAY 30, 2019

JOB NO. 19115

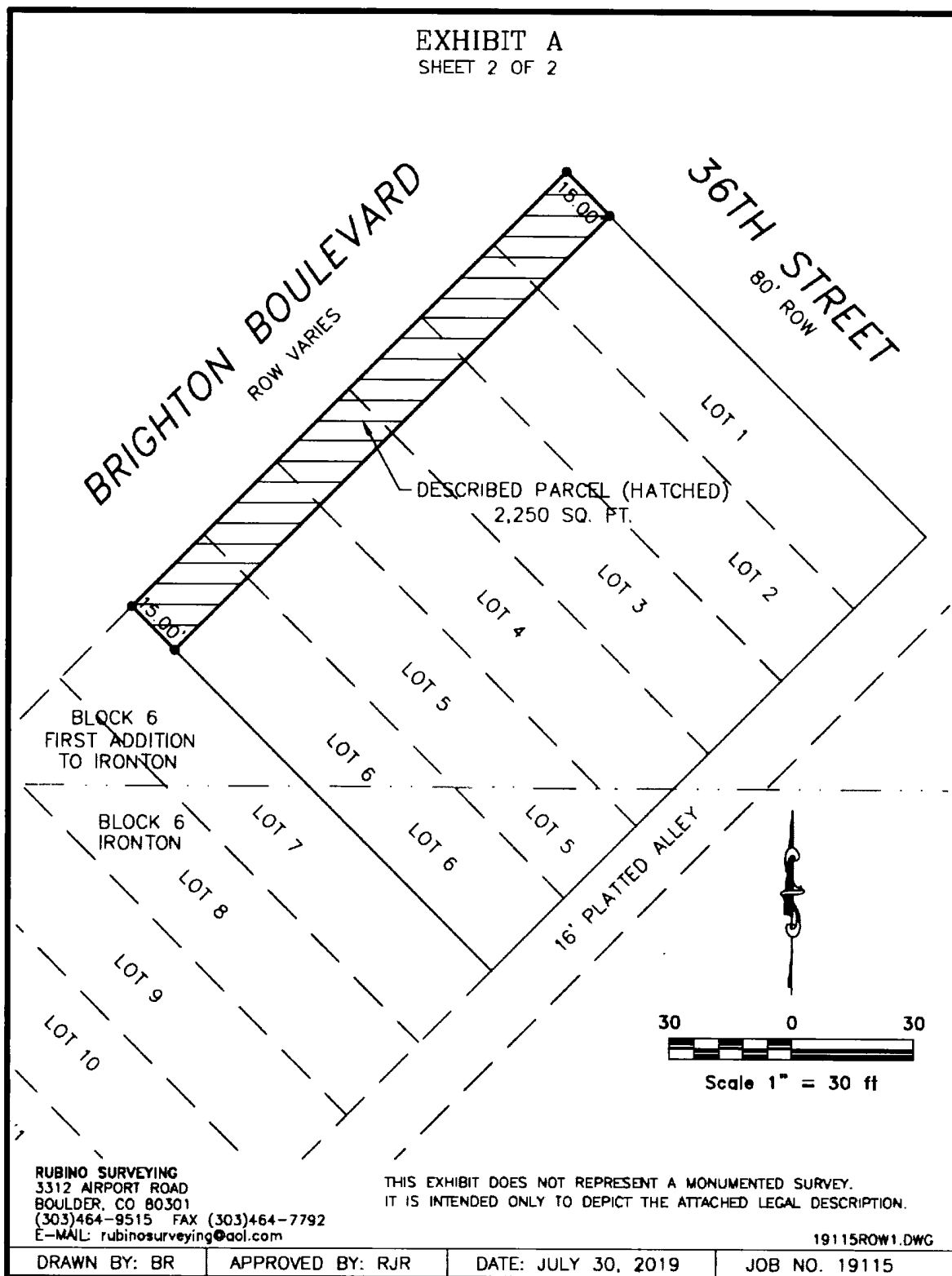


Exhibit B

(Exceptions listed on Title Commitment effective November 6, 2019)

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
10. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 20180015 RECORDED FEBRUARY 14, 2018 UNDER RECEPTION NO. 2018017391.