



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 14, 2025

ROW #: 2016-DEDICATION-0000031 **SCHEDULE #:** 0232303050000

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 Irving 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, "1925 - 1935 Hooker Street Townhomes."

Signed by:

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-0000031-001) HERE.

A map of the area to be dedicated is attached.

GB/AG/LRA

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, Martin Plate
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-0000031

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

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

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 14, 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 North Hooker Street, West 20th Avenue, North Irving 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: 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:

Two townhome structures with a total of ten units have been built. 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: _____



EXECUTIVE SUMMARY

Project Title: 2016-DEDICATION-00000031

Description of Proposed Project: Two townhome structures with a total of ten units have been built. 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, "1925 - 1935 Hooker Street Townhomes."

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

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

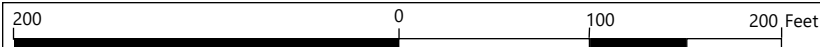


City and County of Denver



Legend

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



WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:1,560

Map Generated 11/13/2025

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. 2016-DEDICATION-0000031-001:

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 2016085492 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, described as follows:

A parcel of land located in a portion of the Southwest 1/4 of Section 32, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The West 2.00 feet of Lots 3 to 6, Rank's Resubdivision of Block 3, Cheltenham Heights, recorded on June 15th, 1893 at Book 13, Page 5 at Arapahoe County, now City and County of Denver.

Beginning at the found #5 Rebar with a blue plastic cap (L.S. #38018), also being the Northwest corner of Lot 3, Rank's Resubdivision of Block 3, Cheltenham Heights.

Thence S89°53'42"E, a distance of 2.00 feet;

Thence S00°11'48"W, a distance of 99.93 feet;

Thence N89°52'43"W, a distance of 2.00 feet;

Thence N00°11'48"E, a distance of 99.93 to the Point of Beginning;

Containing 200 Square Feet (0.004 Acres) More or Less.

Basis of Bearing Statement: The southerly line of Rank's Resubdivision of Block 3, Cheltenham Heights, Lot 6 located between two found #5 rebar w/orange plastic cap (LS #9489). The said line is assumed to bear N89°52'43"W.



2016085492

06/30/2016 10:12 AM
City & County of Denver

R \$0.00

WD

Page: 1 of 3
D \$0.00

WARRANTY DEED

THIS DEED, dated JUNE 22, 20 16, is between **Hooker 1925, 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 ensembling 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.

Hooker 1925, LLC

By: [Signature]

Title: Manager

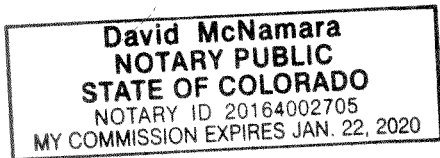
STATE OF COLORADO

COUNTY OF DENVER

The foregoing instrument was acknowledged before me this day 22ND of JUNE, 2016 by AARON WESTPHAL as MANAGER of **Hooker 1925, LLC**.

Witness my hand and official seal.

My commission expires: JAN 22, 2020 Notary Public



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

Right-of-Way Dedication

Located in a Portion of the Southwest $\frac{1}{4}$ of Section 32, Township 3 South,
Range 68 West of the 6th P.M.,
City and County of Denver, State of Colorado

Page 1 of 2

Land Description:

A parcel of land located in a portion of the Southwest $\frac{1}{4}$ of Section 32, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The West 2.00 feet of Lots 3 to 6, Rank's Resubdivision of Block 3, Cheltenham Heights, recorded on June 15th, 1893 at Book 13, Page 5 at Arapahoe County, now City and County of Denver.

Beginning at the found #5 Rebar with a blue plastic cap (L.S. #38018), also being the Northwest corner of Lot 3, Rank's Resubdivision of Block 3, Cheltenham Heights.

Thence S89°53'42"E, a distance of 2.00 feet;

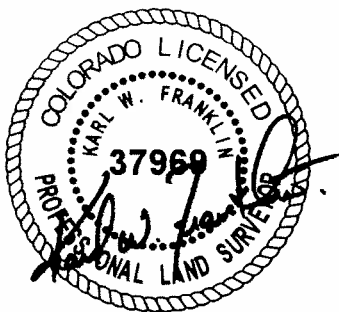
Thence S00°11'48"W, a distance of 99.93 feet;

Thence N89°52'43"W, a distance of 2.00 feet;

Thence N00°11'48"E, a distance of 99.93 to the Point of Beginning;

Containing 200 Square Feet (0.004 Acres) More or Less.

Basis of Bearing Statement: The southerly line of Rank's Resubdivision of Block 3, Cheltenham Heights, Lot 6 located between two found #5 rebar w/ orange plastic cap (LS #9489). The said line is assumed to bear N89°52'43"W.



Prepared By:
Altitude Land Consultants, Inc
Karl W. Franklin, PE-PLS-EXW
Colorado PLS 37969

Date: 2/25/16
Job No. CE15-166

3461 Ringsby Ct, Suite 125
Denver, CO 80216

201 E. Las Animas, #113
Colorado Springs, CO 80903

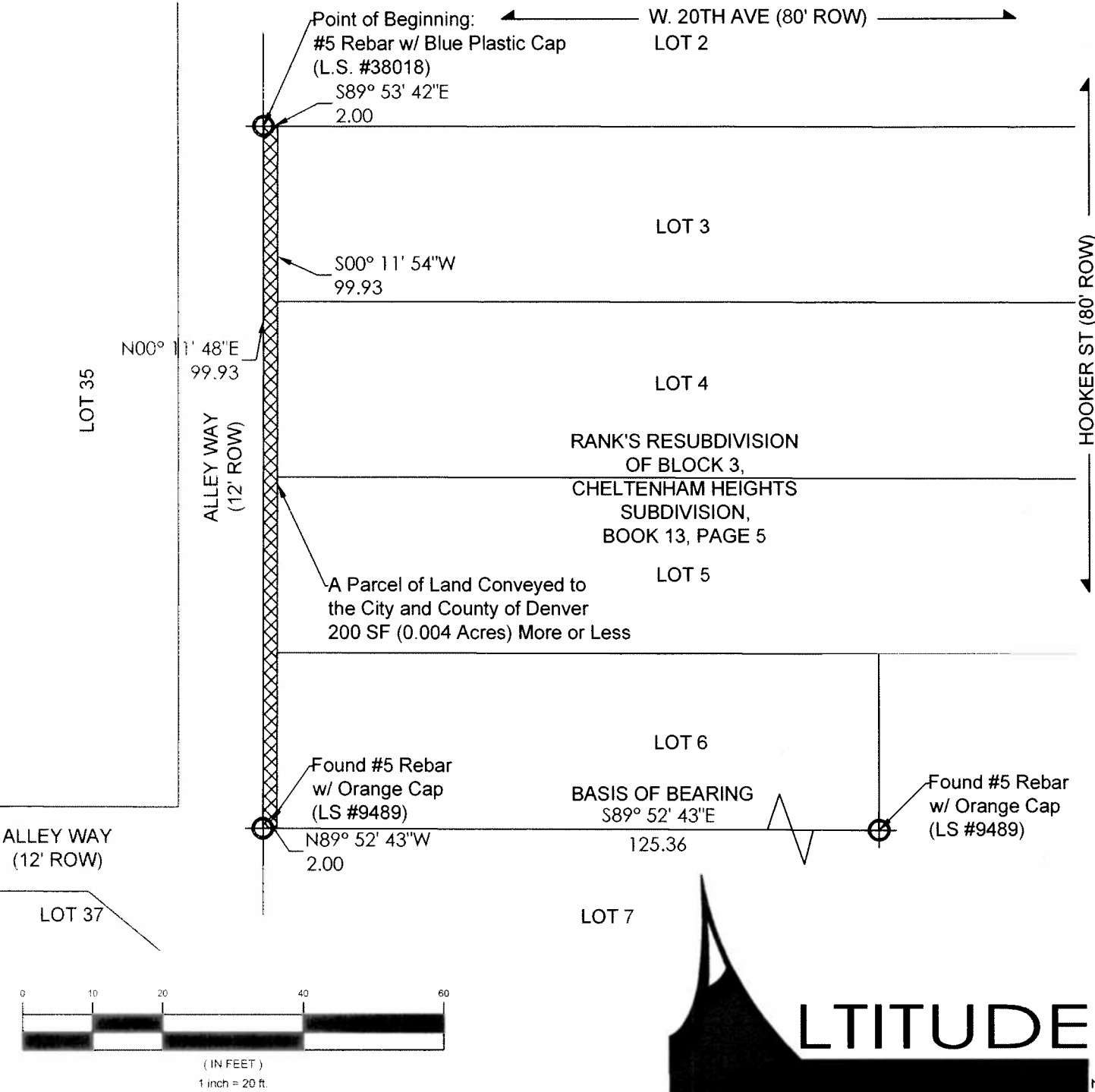
info@altitudelandco.com
AltitudeLandCo.com

Right-of-Way Dedication

2015PM0000522-ROW

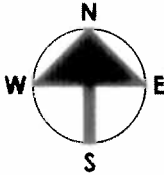
Located in a Portion of the Southwest $\frac{1}{4}$ of Section 32, Township 3 South,
Range 68 West of the 6th P.M.,
City and County of Denver, State of Colorado

Page 2 of 2




NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY, IT IS INTENDED TO DEPICT ONLY

Date: 2/25/16
Job No. CE15-166



Legend:

 Prop. Alley Dedication


ALTITUDE
C.O.

WWW.ALTITUDEENG.COM
p: 720.413.9691 e: info@altitudeeng.com
3461 Ringsby Ct, Suite 125
Denver, CO 80216
201 E. Las Animas, #113
Colorado Springs, CO 80903
info@altitudelandco.com
AltitudeLandCo.com