



## 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:** January 20, 2026

**ROW #:** 2025-DEDICATION-0000146 **SCHEDULE #:** Adjacent to 0515125002000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by South Broadway, East Center Avenue, South Lincoln Street, and East Exposition 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, "608 S. Broadway."

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 # (2025-DEDICATION-0000146-001) HERE.**

A map of the area to be dedicated is attached.

GB/DS/DG

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Flor Alvidrez, District # 7  
Councilperson Aide, Mark Montoya  
Councilperson Aide, Benjamin Brown  
Councilperson Aide, Victoria Martinez  
Councilperson Aide, Laura DuFresne Duarte  
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, Dana Sperling  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2025-DEDICATION-0000146

Signed by:  
  
DF13EBC85E48471...

**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

Please mark one:  Bill Request      or       Resolution Request

**Date of Request:** January 20, 2026

**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 South Broadway, East Center Avenue, South Lincoln Street, and East Exposition 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: 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:**

Proposing to demolish an existing commercial building a build a new commercial structure. The developer was asked to dedicate a parcel as Public Alley.

**6. City Attorney assigned to this request (if applicable):**

**7. City Council District:** Flor Alvidrez, District # 7

**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: 2025-DEDICATION-0000146

Description of Proposed Project: Proposing to demolish an existing commercial building a build a new commercial structure. The 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, "608 S. Broadway."



# City and County of Denver



289 0 144.5 289 Feet

WGS\_1984/Web\_Mercator\_Auxiliary\_Sphere  
© City and County of Denver

1: 2,257

Map Generated 1/16/2026

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.



## Legend

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

2024-PROJMSTR-0000501-ROW

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000146-001:

LEGAL DESCRIPTION –ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JANUARY, 2026, AT RECEPTION NUMBER 2026002977 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PART OF LOTS 3 AND 4, BLOCK 8, EXPOSITION ADDITION TO THE CITY OF DENVER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 4.00 FEET OF LOTS 3 AND 4, BLOCK 8, EXPOSITION ADDITION TO THE CITY OF DENVER,

THE ABOVE-DESCRIBED PARCEL CONTAINS 200 SQUARE FEET OR 0.005 ACRE, MORE OR LESS.



01/14/2026 09:29 AM

R \$0.00

D \$0.00

City &amp; County of Denver

WD

Electronically Recorded

After signing, return to:

City and County of Denver  
 201 West Colfax Avenue, Dept. 1010  
 Division of Real Estate  
 Denver, Colorado 80202  
**Project Description: 2025-DEDICATION-0000146**  
**Asset Mgmt No.: 25-260**

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this 13<sup>th</sup> day of January, 2025, by **BROADWAY 24, LLC**, a Colorado limited liability company, whose address is 9151 East Harvard Avenue, Denver, Colorado 80231, 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:**

**BROADWAY 24, LLC, a Colorado limited liability company**

By: Mikal Otter  
Name: MIKAL OTTER  
Its: OWNER

STATE OF Colorado )  
COUNTY OF Denver )  
 ) ss.

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of January, 2025 <sup>cc</sup>  
by Mikal Otten, as owner of **BROADWAY 24, LLC**, a  
Colorado limited liability company

Witness my hand and official seal.

My commission expires: 5-21-2029

CORY CRUMMEL  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20154034344  
MY COMMISSION EXPIRES MAY 21, 2029

## Notary Public

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**PAGE 1 OF 2**

A PARCEL OF LAND BEING A PART OF LOTS 3 AND 4, BLOCK 8, EXPOSITION ADDITION TO THE CITY OF DENVER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 4.00 FEET OF LOTS 3 AND 4, BLOCK 8, EXPOSITION ADDITION TO THE CITY OF DENVER,

THE ABOVE-DESCRIBED PARCEL CONTAINS 200 SQUARE FEET OR 0.005 ACRE, MORE OR LESS.

KEVIN J. KUCHARCZYK, PLS  
COLORADO REG. NO. 34591  
FOR AND ON BEHALF OF:  
R&R ENGINEERS-SURVEYORS, INC.



**EXHIBIT A**  
**ILLUSTRATION**  
**SHEET 2 OF 2**

20' RANGE LINE

**CENTER AVENUE (60' PUBLIC ROW)**

**S. BROADWAY (PUBLIC ROW)**

RIGHT-OF-WAY  
 ORDINANCE 97 OF  
 SERIES 1898

EXPOSITION ADDITION TO  
 THE CITY OF DENVER

LOT 3

4.0' CONVEYED TO THE CITY

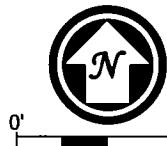
LOT 4

200 SQ FT  
 0.005 ACRE

LOT 5

4.00'

**ALLEY (12' PUBLIC ROW)**



30'

SCALE: 1"=30'

**NOTE**

THIS MAP IS TO DEPICT THE ACCOMPANYING DESCRIPTION  
 AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES  
 NOT REPRESENT A MONUMENTED LAND SURVEY.



**LAND DESCRIPTION**

REVISIONS			Orig. Issue Date:	9/2/2025	Sheet
			Drawn By:	MJP	2 of 2
			Checked By:	KJK	
			Project No.	KH24130	



R&R ENGINEERS-SURVEYORS, INC.  
 1635 W. 13TH AVENUE, SUITE 310  
 DENVER, COLORADO 80204  
 303-753-6730  
[www.rrengineers.com](http://www.rrengineers.com)