


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: July 24, 2025

ROW #: 2020-DEDICATION-0000097 **SCHEDULE #:** 0505407042000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by West Holden Place, North Bryant Street, West 12th Avenue, and North Decatur 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, "DHA Holden Place."

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 # (2020-DEDICATION-0000097-001) HERE.

A map of the area to be dedicated is attached.

GB/TB/DG

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Jamie Torres District # 3
Councilperson Aide, Daisy Rocha Vasquez
Councilperson Aide, Angelina Gurule
Councilperson Aide, Ayn Tougaard Slavis
Councilperson Aide, Sayuri Toribio Rodarte
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Director, Right-of-Way Services, Glen Blackburn
Department of Law, Martin Plate
Department of Law, Brad Beck
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Thomas Breitnauer
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2020-DEDICATION-0000097

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

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: July 24, 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 West Holden Place, North Bryant Street, West 12th Avenue, and North Decatur 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: Dalila Gutierrez	Name: Alaina McWhorter
Email: Dalila.Gutierrez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. **General description or background of proposed request. Attach executive summary if more space needed:**
The project built a new apartment structure. 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:** Jamie Torres, District # 3

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>(A)</i>	<i>Additional Funds</i> <i>(B)</i>	<i>Total Contract Amount</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: 2020-DEDICATION-0000097

Description of Proposed Project: The project built a new apartment structure. 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

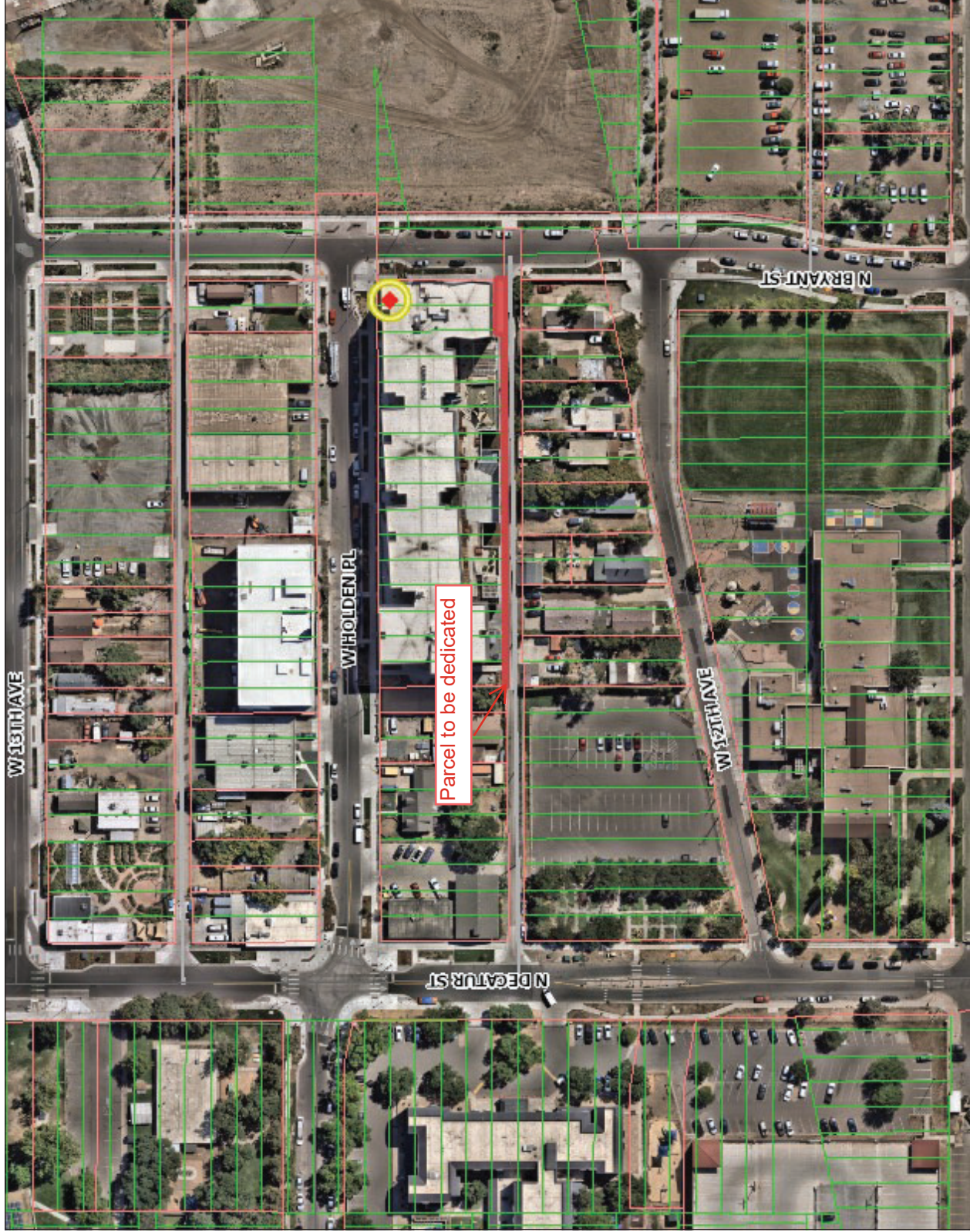
Will an easement be placed over a vacated area, and if so explain: N/A

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, "DHA Holden Place."



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



Parcel to be dedicated

289 0 144.5 289 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:2,257

Map Generated 7/23/2025

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. 2020-DEDICATION-0000097-001:

LAND DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 16TH DAY OF OCTOBER, 2020, AT RECEPTION NUMBER 2020171338 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 LOTS 8 TO 23, BLOCK 6, FAIRVIEW, SITUATED IN THE NORTHEAST 1/4 OF SECTION 5, 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:

COMMENCING AT A POINT ON THE 20' RANGE LINE IN W. HOLDEN PL. 727.14 FEET EAST OF THE RANGE POINT AT N. DECATUR ST. AND W. HOLDEN PL.;

THENCE SOUTH 25°59'35" WEST A DISTANCE OF 44.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 8;

THENCE SOUTH 00°32'40" EAST, ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 117.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°32'40" EAST, CONTINUING ALONG SAID EAST LINE OF LOT 8, A DISTANCE OF 8.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8;

THENCE SOUTH 89°22'10" WEST, ALONG THE SOUTH LINE OF SAID LOTS 8 TO 23, A DISTANCE OF 400.32 FEET TO THE SOUTHWEST CORNER OF SAID LOT 23;

THENCE NORTH 00°32'23" WEST, ALONG THE WEST LINE OF SAID LOT 23, A DISTANCE OF 2.00 FEET TO A POINT;

THENCE NORTH 89°22'10" EAST, DEPARTING SAID WEST LINE OF LOT 23 AND TWO FEET (2') NORTH OF AND PARALLEL WITH SOUTH LINE OF LOTS 10 TO 23 A DISTANCE OF 347.32 FEET TO A POINT;

THENCE NORTH 00°32'40" WEST, DEPARTING SAID LINE PARALLEL WITH THE SOUTH LINE OF LOT 10, A DISTANCE OF 6.00 FEET TO A POINT;

THENCE NORTH 89°22'10" EAST A DISTANCE OF 53.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8 AND THE POINT OF BEGINNING.

CONTAINING 1,119 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE TWENTY-FOOT (20') RANGE LINE IN W. HOLDEN PL. AS MONUMENTED AT THE INTERSECTION OF DECATUR BY AN AXLE IN A RANGE BOX AND BY A PK-NAIL IN THE ASPHALT BEARS NORTH 89°22'10" EAST A DISTANCE OF 727.14 FEET.

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: 2020-Dedication-0000097
Asset Mgmt No.: 20-154



2020171338
Page: 1 of 4
D \$0.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 7th day of October, 2020, by **HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER, COLORADO** a Colorado public body corporate and political, whose address is 1035 Osage St., Denver, CO 80204, 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:

HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER, COLORADO a

Colorado public body corporate and political

By: _____

Name: Joshua Crawley

Its: Interim Executive Director

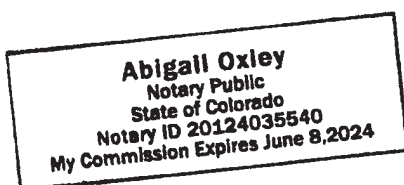
STATE OF Colorado)
) ss.

COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 7 day of October, 2020
by Joshua Crawley, as Interim E.D. of **HOUSING AUTHORITY OF
THE CITY AND COUNTY OF DENVER, COLORADO** a Colorado public body corporate
and political.

Witness my hand and official seal.

My commission expires: June 8, 2024



Abigail Oxley
Notary Public

EXHIBIT A

2019-PROJMSTR-0000275-ROW

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOTS 8 TO 23, BLOCK 6, FAIRVIEW, SITUATED IN THE NORTHEAST 1/4 OF SECTION 5, 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:

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PREPARED BY: GERALD MATT NICHOLS, PLS
 PLS 38026
 ON BEHALF OF: SURVEY SYSTEMS, INC.
 P.O. BOX 2168
 EVERGREEN, CO 80437
 (303)679-8122

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF SURVEY SYSTEMS INC.

ISSUE DATE: JUNE 16, 2020

DATE REVISION COMMENTS

1/24/2020 NEW PER CITY COMMISSION

EXHIBIT A

SURVEY SYSTEMS

A Professional Land Surveying Company

P.O. Box 2168 - Evergreen, CO 80437 Tel: 303.679.8122 Fax: 303.679.8123

170@SurveySystems.net www.SurveySystemsInc.com

A Service-Oriented Professional Surveying Business SERVING THE

CHECKED BY: O-
 DRAWN BY: O-
 JOB A 20190601015
 CLIENT CODE: 01-0122

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1 OF 2

