

**REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY**

**TO:** Katherine Ehlers, City Attorney's Office

**FROM:** Matt Bryner, DOTI Engineer-Architect Executive *Matt Bryner*  
Matt Bryner (May 14, 2025 11:38 MDT)

**DATE:** May 14, 2025

**ROW #:** 2020-DEDICATION-0000023 **SCHEDULE #:** 0505210032000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by North Lowell Boulevard, West 13th Avenue, North King Street, and West 14th 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, "1370 Lowell Blvd."

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-0000023-001 ) HERE.**

A map of the area to be dedicated is attached.

MB/TB/LRA

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto: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, Engineer-Architect Executive, Matt Bryner  
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-0000023

City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services  
201 W. Colfax Ave. | Denver, CO 80215  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
Phone: 720-913-1311

## 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

Date of Request: May 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 Lowell Boulevard, West 13th Avenue, North King Street, and West 14th 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: <a href="mailto:Lisa.ayala@denvergov.org">Lisa.ayala@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 build 10-unit townhomes. 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> (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?**

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*To be completed by Mayor's Legislative Team:*

**Resolution/Bill Number:** \_\_\_\_\_

**Date Entered:** \_\_\_\_\_



## EXECUTIVE SUMMARY

**Project Title:** 2020-DEDICATION-0000023

**Description of Proposed Project:** Proposing to build 10-unit townhomes. 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, "1370 Lowell Blvd."

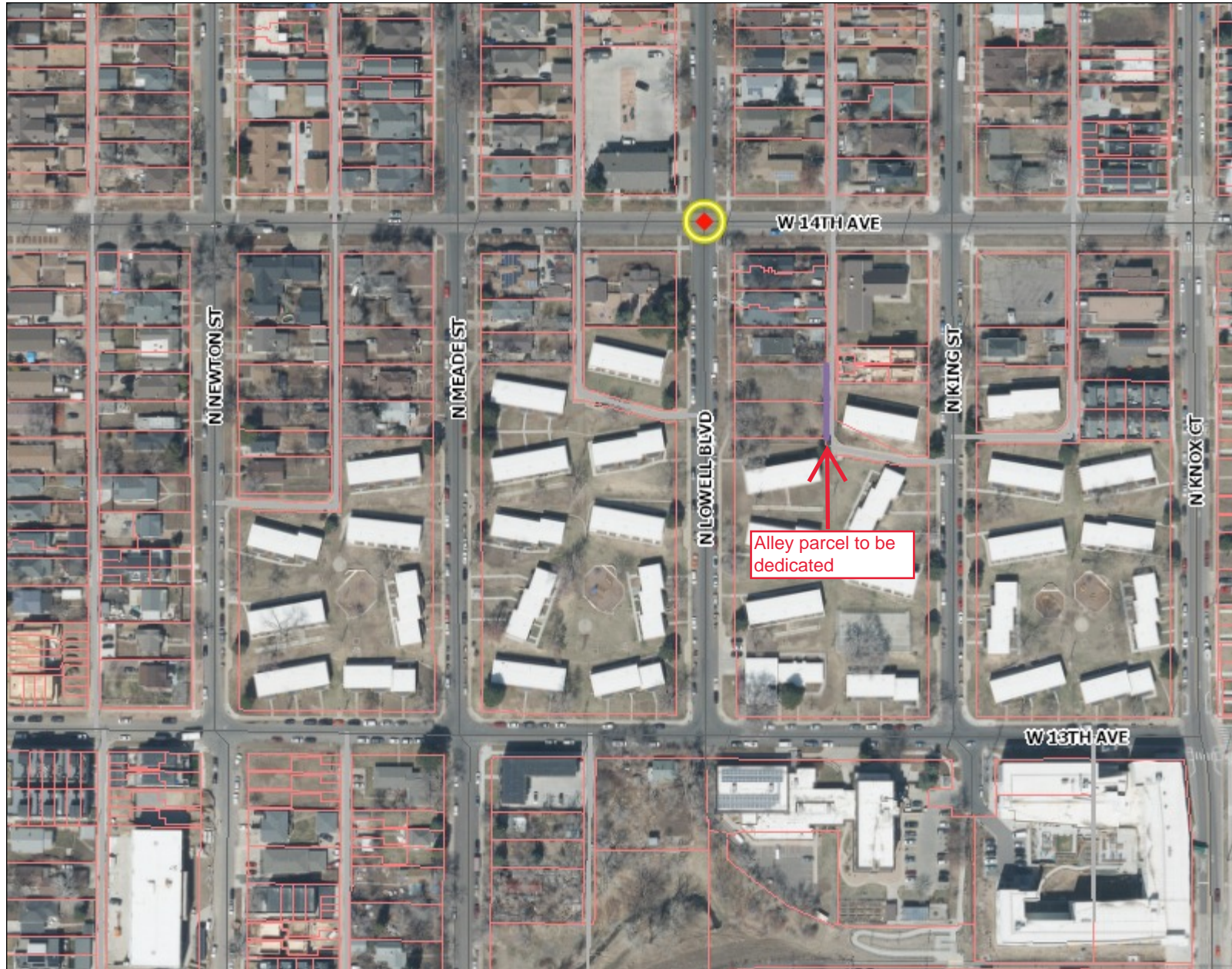
City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services  
201 W. Colfax Ave | Denver, CO 80215  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
Phone: 720-913-1311

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



## Legend

- Streets
- Alleys
-  County Boundary
-  Parcels



400 0 200 400 Feet

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

1:3,120

Map Generated 5/9/2025

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-0000023-001:**

**LAND DESCRIPTION – ALLEY PARCEL:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 15TH DAY OF MAY, 2020, AT RECEPTION NUMBER 2020066032 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND LOCATED IN LOTS 7 THROUGH 10, BLOCK 13, COLFAX AVENUE SUBDIVISION OF BLOCKS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 MAPLE GROVE SUBDIVISION, NORTHWEST QUARTER, SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; ALSO KNOWN AS 1370 LOWELL BOULEVARD AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 1 FOOT OF LOTS 7 THROUGH 10, BLOCK 13, COLFAX AVENUE SUBDIVISION OF BLOCKS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 MAPLE GROVE SUBDIVISION.

THE ABOVE DESCRIBED PARCEL CONTAINS 100.0 SQUARE FEET, OR 0.002 ACRES MORE OR LESS.

THE DISTANCES ON THIS EXHIBIT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.



05/15/2020 10:28 AM  
City & County of Denver

R \$0.00

WD

2020066032

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  
Project Description: 2020-Dedication-0000023  
Asset Mgmt No.: 20-057

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 15 day of MAY, 2020, by 1370 Lowell Blvd, LLC, a Colorado limited liability company, whose address is 13342 Pearl St., Thornton, CO 80241, 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:

1370 Lowell Blvd, LLC, a Colorado Limited Liability Company

By: [Signature]

Name: BILLY WANG

Its: OWNER

STATE OF CO )  
 ) ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 13 day of may, 2021  
by Billy wang, as owner of 1370 Lowell Blvd, LLC, a  
Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: 4/24/21

[Signature]  
Notary Public

DEBORAH KAY ZOTT  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20174017656  
MY COMMISSION EXPIRES 04/24/21



## EXHIBIT A

## LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN LOTS 7 THROUGH 10, BLOCK 13, COLFAX AVENUE SUBDIVISION OF BLOCKS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 MAPLE GROVE SUBDIVISION, NORTHWEST QUARTER, SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO; ALSO KNOWN AS 1370 LOWELL BOULEVARD AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THE DISTANCES ON THIS EXHIBIT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

I, JONATHAN R. LANGE, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

**Jonathan R. Lange**  


Digitally signed  
 by Jonathan R.  
 Lange  
 Date: 2020.03.16  
 12:01:03 -06'00'

JONATHAN R. LANGE, P.L.S. 37908  
 FOR AND ON BEHALF OF LANGE LAND SURVEYS, LLC.  
 5511 WEST 56TH AVENUE, SUITE 240  
 ARVADA, CO 80002



5511 WEST 56TH AVENUE, SUITE 240  
 ARVADA, CO 80002  
 P: (720) 242-9732 F: (720) 242-9654

1370 LOWELL BOULEVARD LLC

EXHIBIT A

DRAWN BY: ASU

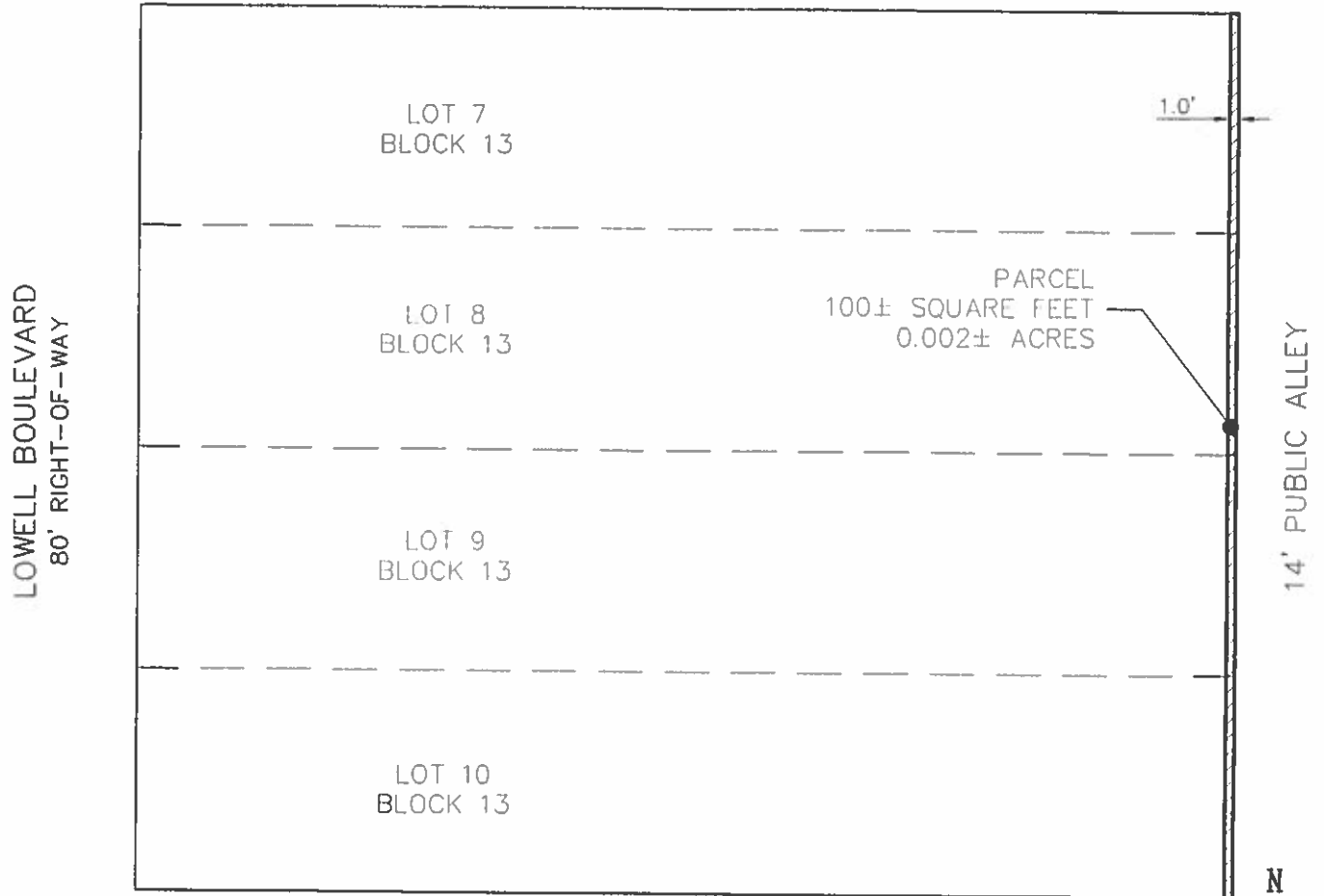
DATE: 03/16/20

JOB NUMBER: 0090-1749

SHEET: 1 OF 2

# ILLUSTRATION FOR EXHIBIT A

LOT 6, BLOCK 13  
COLFAX AVENUE SUBDIVISION OF BLOCKS 2 THROUGH 15  
MAPLE GROVE SUBDIVISION



LOT 11, BLOCK 13  
COLFAX AVENUE SUBDIVISION OF BLOCKS 2 THROUGH 15  
MAPLE GROVE SUBDIVISION

**Jonathan R. Lange**  
7108  
PROFESSIONAL LAND SURVEYOR  
COLORADO REGISTERED

Digitally signed by  
Jonathan R. Lange  
Date: 2020.03.16  
12:01:34 -06'00'

This illustration does not represent a monumented survey. It is intended only to depict the attached legal description

**Lange Land Surveys**

5511 WEST 56TH AVENUE, SUITE 240  
ARVADA, CO 80002  
P: (720) 242-9732 F: (720) 242-9654

1370 LOWELL BOULEVARD LLC

EXHIBIT A

DRAWN BY: ASU

JOB NUMBER: 0090-1749

DATE: 03/16/20

SHEET: 2 OF 2