



## 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 13, 2025

**ROW #:** 2016-DEDICATION-0000132 **SCHEDULE #:** 0232334037000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by West Conejos Place, North Hooker Street, West Colfax Avenue, and North Irving 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, "Irving 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-0000132-001) HERE.**

A map of the area to be dedicated is attached.

GB/TS/DG

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  
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, Thomas Savich  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2016-DEDICATION-0000132

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: 720-865-3002

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## 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:** November 13, 2025

**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 Conejos Place, North Hooker Street, West Colfax Avenue, and North Irving 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: <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:**  
 The project built four new townhome structures with seventeen units. The developer was asked to dedicate one 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>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?



## EXECUTIVE SUMMARY

Project Title: 2016-DEDICATION-0000132

Description of Proposed Project: The project built four new townhome structures with seventeen units. The developer was asked to dedicate one 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, "Irving 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](http://www.denvergov.org/doti)  
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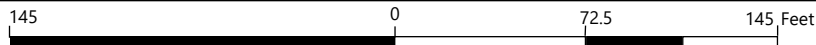
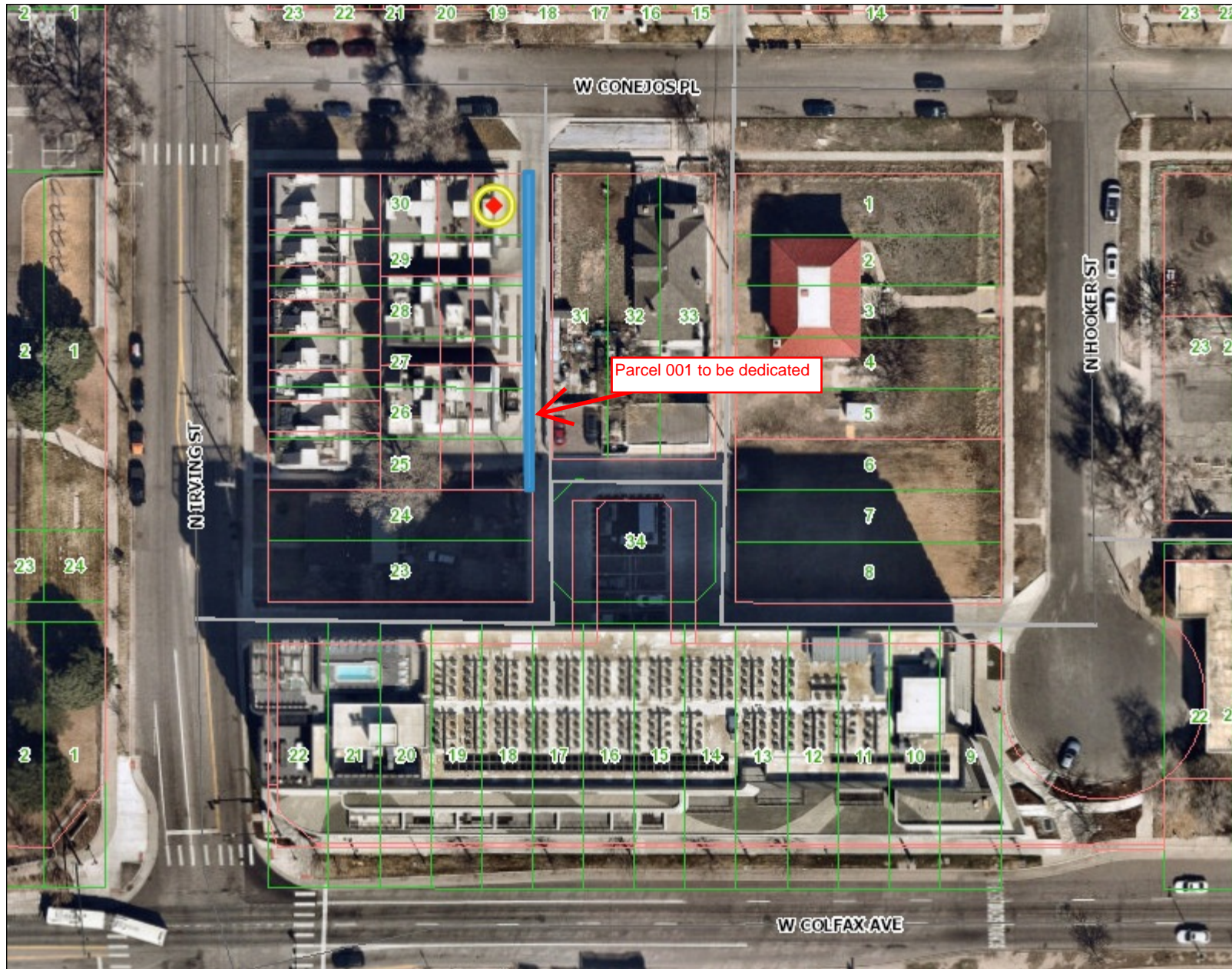


# City and County of Denver



## Legend

- Streets
- Alleys
- ▭ Parcels
- ▭ Lots/Blocks



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

1:1,128

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-0000132-001:

LEGAL DESCRIPTION – ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 25TH DAY OF JULY, 2016, AT RECEPTION NUMBER 2016097658 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN 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 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RANGE POINT IN THE INTERSECTION OF CONEJOS PLACE AND HOOKER STREET FROM WHENCE A RANGE POINT IN THE INTERSECTION OF CONEJOS PLACE AND IRVING STREET BEARS SOUTH 89°48'27" EAST A DISTANCE OF 440.11 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO:

THENCE SOUTH 76°38'42" WEST A DISTANCE OF 256.13 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°05'38" WEST A DISTANCE OF 155.00 FEET;

THENCE NORTH 89°48'27" WEST A DISTANCE OF 3.00 FEET;

THENCE NORTH 00°05'38" EAST A DISTANCE OF 155.00 FEET;

THENCE SOUTH 89°48'27" EAST A DISTANCE OF 3.00 FEET;

TO THE TRUE POINT OF BEGINNING.

CONTAINING: 465 SQUARE FEET, 0.011 ACRES OF LAND, MORE OR LESS.

07/25/2016 01:37 PM R \$0.00 D \$0.00  
City & County of Denver WD

2016097658

Page: 1 of 3

WARRANTY DEED

THIS DEED, dated JUNE 27, 2016, is between Curtis Townhomes, 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 enrolling 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.

Curtis Townhomes, LLC

By: Jeffrey Ayres  
Title: MEMBER

STATE OF Colorado  
COUNTY OF Denver

The foregoing instrument was acknowledged before me this day 27th of June, 2016 by Jeffrey Ayres as Member of Curtis Townhomes, LLC

Witness my hand and official seal  
My commission expires:

Notary Public

DAVID K. DAHLE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20044042118  
MY COMMISSION EXPIRES 12/17/2016

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

## EXHIBIT "A" LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN 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 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PREPARED BY:

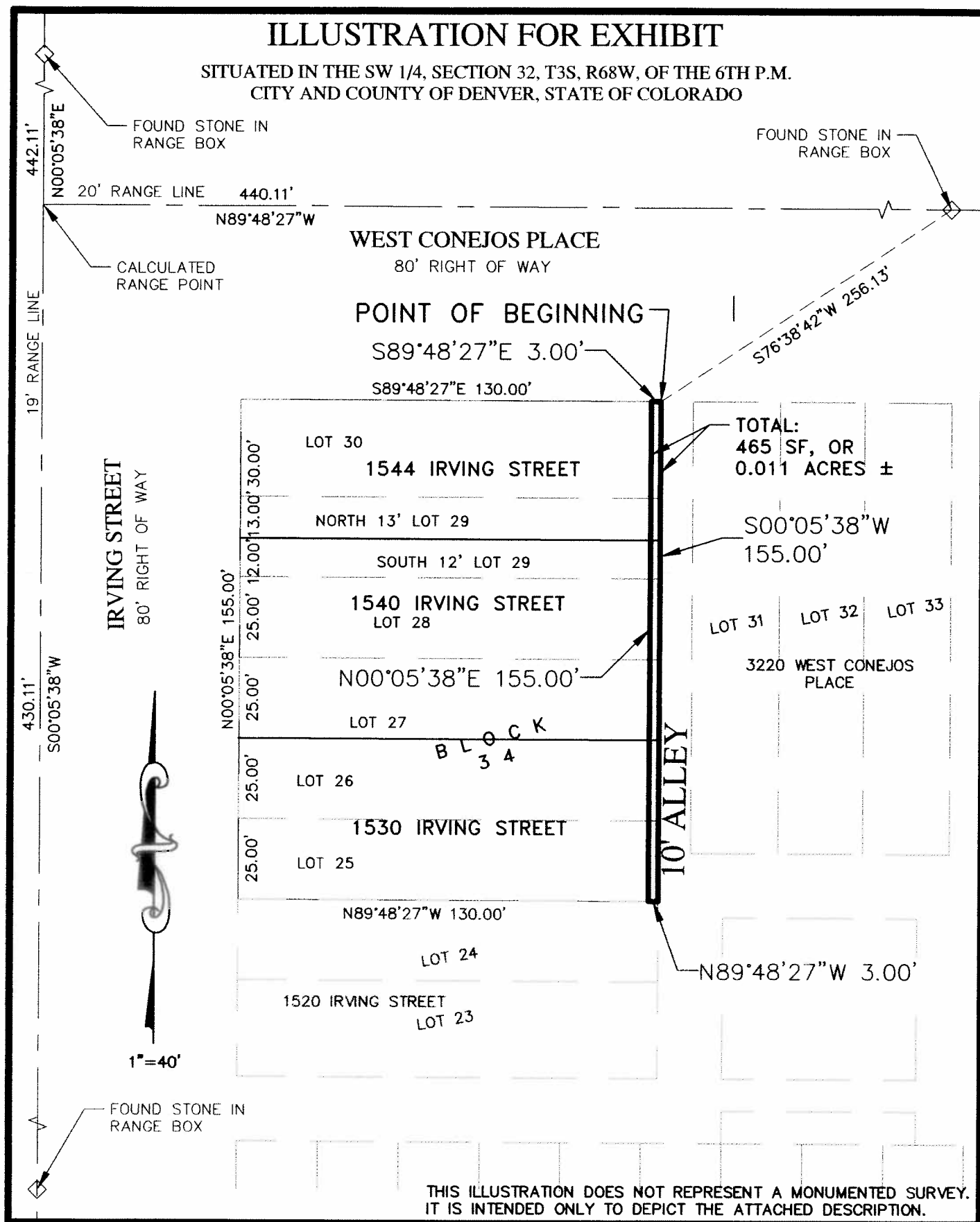
JEFFREY J. MACKENNA P.L.S. 34183  
FOR FALCON SURVEYING, INC.





# ILLUSTRATION FOR EXHIBIT

SITUATED IN THE SW 1/4, SECTION 32, T3S, R68W, OF THE 6TH P.M.  
CITY AND COUNTY OF DENVER, STATE OF COLORADO



THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY.  
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

PREPARED BY: FALCON SURVEYING, INC., 9940 WEST 25TH AVE, LAKEWOOD CO 80215 (303)202-1560