




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-0000014 **SCHEDULE #:** 1) 0232303081000, 2) 0232303082000, and 3) 0232303083000

Signed by:

DF13EBC85E48471...

TITLE: This request is to dedicate three City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by North Irving Street, West 20th Avenue, North Hooker Street, and West 19th Avenue, 2) Public Alley, bounded by North Irving Street, West 20th Avenue, North Hooker Street, and West 19th Avenue, and 3) Public Alley bounded by West 20th Avenue, North Hooker Street, West 19th 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 1) Public Alley, 2) Public Alley, and 3) 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, "3220 W. 20th Avenue Rowhomes."

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 1) Public Alley, 2) Public Alley, and 3) Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2016-DEDICATION-0000014-001, 002, & 003) HERE.

A map of the area to be dedicated is attached.

GB/AG/BVS

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-0000014

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

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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 13, 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 three City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by North Irving Street, West 20th Avenue, North Hooker Street, and West 19th Avenue, 2) Public Alley, bounded by North Irving Street, West 20th Avenue, North Hooker Street, and West 19th Avenue, and 3) Public Alley bounded by West 20th Avenue, North Hooker Street, West 19th 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: Beverly J. Van Slyke	Name: Alaina McWhorter
Email: Beverly.VanSlyke@Denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:
Constructed four new townhome buildings with a total of sixteen units. The developer was asked to dedicate three parcels of land as 1) Public Alley, 2) Public Alley, and 3) Public Alley.

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

7. City Council District: Amanda 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: _____

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?



EXECUTIVE SUMMARY

Project Title: 2016-DEDICATION-0000014

Description of Proposed Project: Constructed four new townhome buildings with a total of sixteen units. The developer was asked to dedicate three parcels of land as 1) Public Alley, 2) Public Alley, and 3) 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 1) Public Alley, 2) Public Alley, and 3) 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

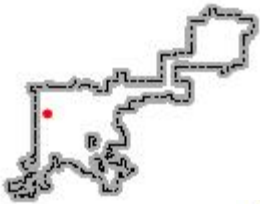
Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) Public Alley, 2) Public Alley, and 3) Public Alley, as part of the development project called, "3220 W. 20th Avenue Rowhomes."

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

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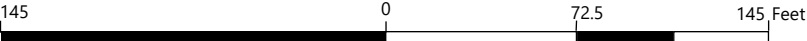


City and County of Denver



Legend

- Streets
- Alleys
- ▬ County Boundary
- ▭ Parcels
- ▭ Lots/Blocks
- Parks
 - All Other Parks; Linear
 - Mountain Parks



PARCEL DESCRIPTION ROW NO. 2016-DEDICATION-0000014-001:

Land Description - Alley Parcel#1:

A Parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 17th day of June 2016, at Reception Number 2016079731 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, Rank's Resubdivision of Block 3 Cheltenham Heights, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the Northwest corner of Lot 33, Block 3, Rank's Resubdivision Block 3 Cheltenham Heights;

Thence N89° 58' 11"E, a distance of 2.00 feet;

Thence S00° 00' 00"W, a distance of 145.00 feet;

Thence S89° 54' 39"W, a distance of 2.00 feet;

Thence N00° 00' 00"E, a distance of 145.00 feet back to the POINT OF BEGINNING;

Containing 290 SF (0.007 Acres) More or Less.

PARCEL DESCRIPTION ROW NO. 2016-DEDICATION-0000014-002:

Land Description - Alley Parcel#2:

A Parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 17th day of June 2016, at Reception Number 2016079731 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, Rank's Resubdivision of Block 3 Cheltenham Heights, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the Northern most point of the West line of Lot 36, Block 3, Rank's Resubdivision of Block 3 Cheltenham Heights;

Thence N50° 45' 26"E, a distance of 2.58 feet;

Thence S00° 00' 00"E, a distance of 34.56 feet;

Thence S45° 00' 37"W, a distance of 28.28 feet;

Thence N89° 58' 45"E, a distance of 42.00 feet;

Thence N44° 59' 23" E, a distance of 28.29 feet;

Thence N00° 00' 00" E, a distance of 34.66 feet;

Thence S50° 51' 55" E, a distance of 2.58 feet;

Thence S00° 00' 00" E, a distance of 44.00 feet along the easterly line of lot 37 and 38;

Thence S49° 40' 00" W, a distance of 17.06 feet;

Thence S89° 58' 45" W, a distance of 60.00 feet along the southerly line of lot 38 and 39;

Thence N49° 57' 27" W, a distance of 16.98 feet;

Thence N00° 00' 00" E, a distance of 44.00 feet to the POINT OF BEGINNING;

Containing 644 SF (0.015 Acres) More or Less.

PARCEL DESCRIPTION ROW NO. 2016-DEDICATION-0000014-003:

Land Description - Alley Parcel#3:

A Parcel of land conveyed by Warranty Deed to the City and County of Denver, recorded on the 17th day of June 2016, at Reception Number 2016079731 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, Rank's Resubdivision of Block 3 Cheltenham Heights, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the Northeast corner of Lot 35, Block 3, Rank's Resubdivision of Block 3 Cheltenham Heights;

Thence N89° 54' 37"E, a distance of 2.00 feet;

Thence S00° 00' 00"E, a distance of 145.00 feet;

Thence S89° 54' 39"W, a distance of 2.00 feet;

Thence N00° 00' 00"E, a distance of 145.00 feet back to the POINT OF BEGINNING;

Containing 290 SF (0.007 Acres) More or Less.

Basis of Bearing: 19' Range Line with Hooker Street as measured between the found Chiseled Cross and the found Brass Tag. Said line being assumed to bear N00° 00' 00"E.



2016079731

Page: 1 of 3

06/17/2016 01:53 PM

R \$0.00

D \$0.00

City & County of Denver

WD

WARRANTY DEED

THIS DEED, dated 6/6 /20 16, is between 1920 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 ensealing 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.

1920 LLC

By: Jesse Truman
Title: Member

STATE OF Colorado

COUNTY OF Adams

The foregoing instrument was acknowledged before me this day 6 of June, 2016 by Jesse Truman as member of 1920 LLC.

Witness my hand and official seal.

My commission expires: 2-18-19

Notary Public

JEANNE A. BENALLO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19914001253
My Commission Expires Feb. 18, 2019

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

EXHIBIT "A"

Alley Dedication

ROW Project No. 2015D00236

Located in the Southwest ¼ 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:

Parcel A:

A parcel of land located in a Portion of the Southwest ¼ of Section 32, Township 3 South, Range 68 West of the 6th Principal Meridian, Rank's Resubdivision of Block 3 Cheltenham Heights, City and County of Denver, State of Colorado, more particularly described as follows:

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Thence N00° 00' 00"E, a distance of 145.00 feet back to the POINT OF BEGINNING;
Containing 290 SF (0.007 Acres) More or Less.

Parcel B:

A parcel of land located in a Portion of the Southwest ¼ of Section 32, Township 3 South, Range 68 West of the 6th Principal Meridian, Rank's Resubdivision of Block 3 Cheltenham Heights, City and County of Denver, State of Colorado, more particularly described as follows:

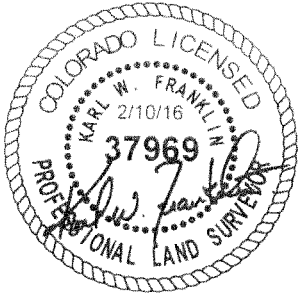
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Parcel c:

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Containing 290 SF (0.007 Acres) More or Less.

Basis of Bearing: 19' Range Line with Hooker Street as measured between
the found Chiseled Cross and the found Brass Tag.
Said line being assumed to bear N00° 00' 00"E.



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

Date: 2/10/16
Job No. 15-138

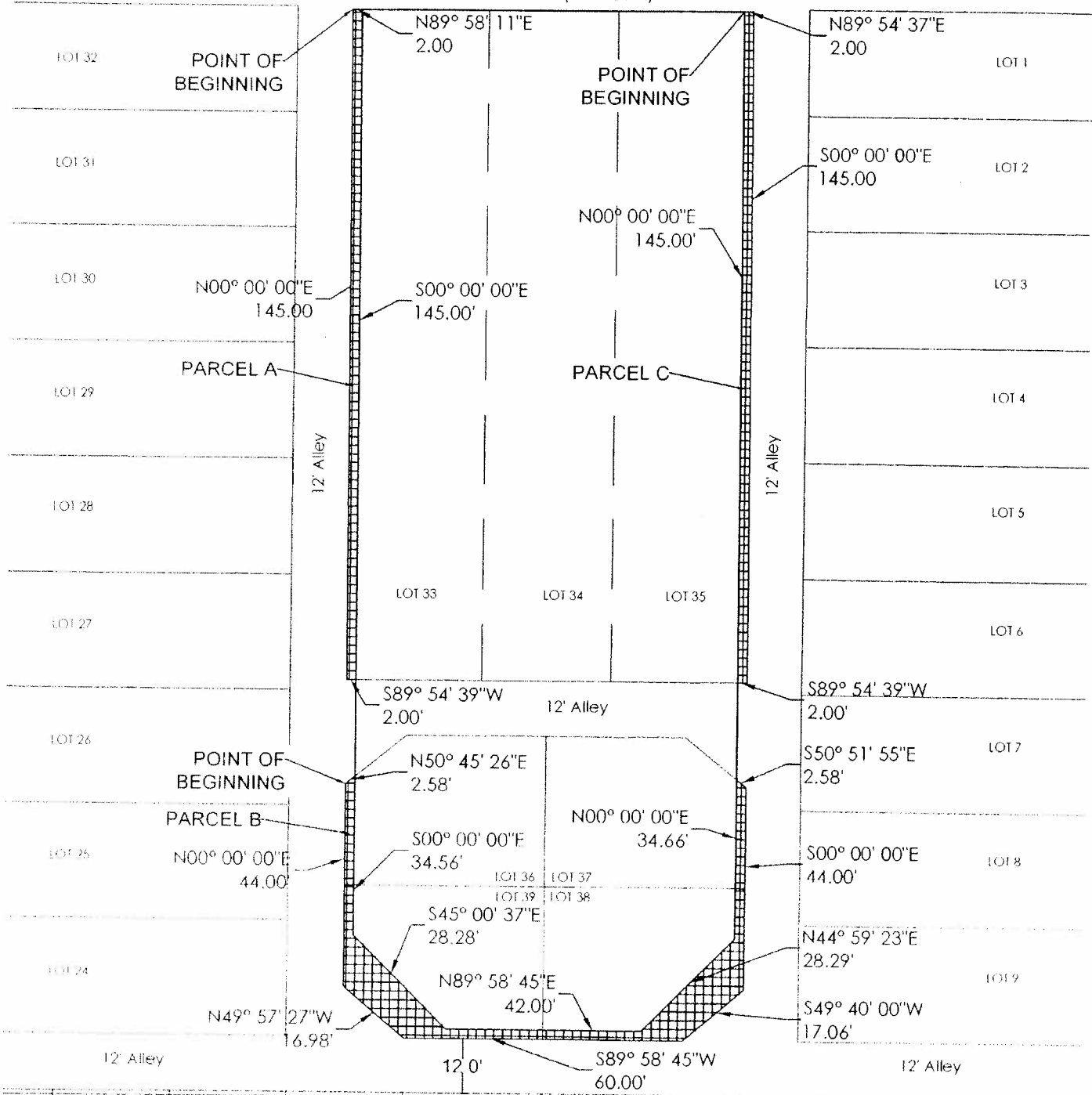
Alley Dedication

ROW Project No. 2015D00236

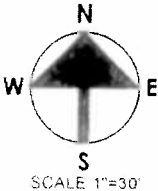
Located in the Southwest 1/4 of Section 32, Township 3 South,
Range 68 West of the 6th P.M.,
City and County of Denver, State of Colorado

Page 2 of 2

W. 20th Ave. (80' R.O.W.)



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT ONLY THE ATTACHED LEGAL DESCRIPTION.



Date: 2/10/16
Job No. 15-138

Legend:

Prop. Alley Dedication

