



**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

Signed by:  
  
DF13EBC85E48471...

**DATE:** February 10, 2026

**ROW #:** 2025-DEDICATION-0000166 **SCHEDULE #:** Adjacent to 0510417011000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by South Washington Street, East Cedar Avenue, South Clarkson Street, and East Bayaud 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, “Alley Dedication.”

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-0000166-001 ) HERE.**

A map of the area to be dedicated is attached.

GB/DS/LRA

- 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
- Department of Law, Mar’quasa Maes
- DOTI Survey, Dana Sperling
- DOTI Ordinance
- Owner: City and County of Denver
- Project file folder 2025-DEDICATION-0000166

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

**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:** February 10, 2026

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 South Washington Street, East Cedar Avenue, South Clarkson Street, and East Bayaud 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 two new front/back duplexes. 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:** 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 (A)</i>	<i>Additional Funds (B)</i>	<i>Total Contract Amount (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?**

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

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

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



## EXECUTIVE SUMMARY

**Project Title:** 2025-DEDICATION-0000166

**Description of Proposed Project:** Proposing to build two new front/back duplexes. 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

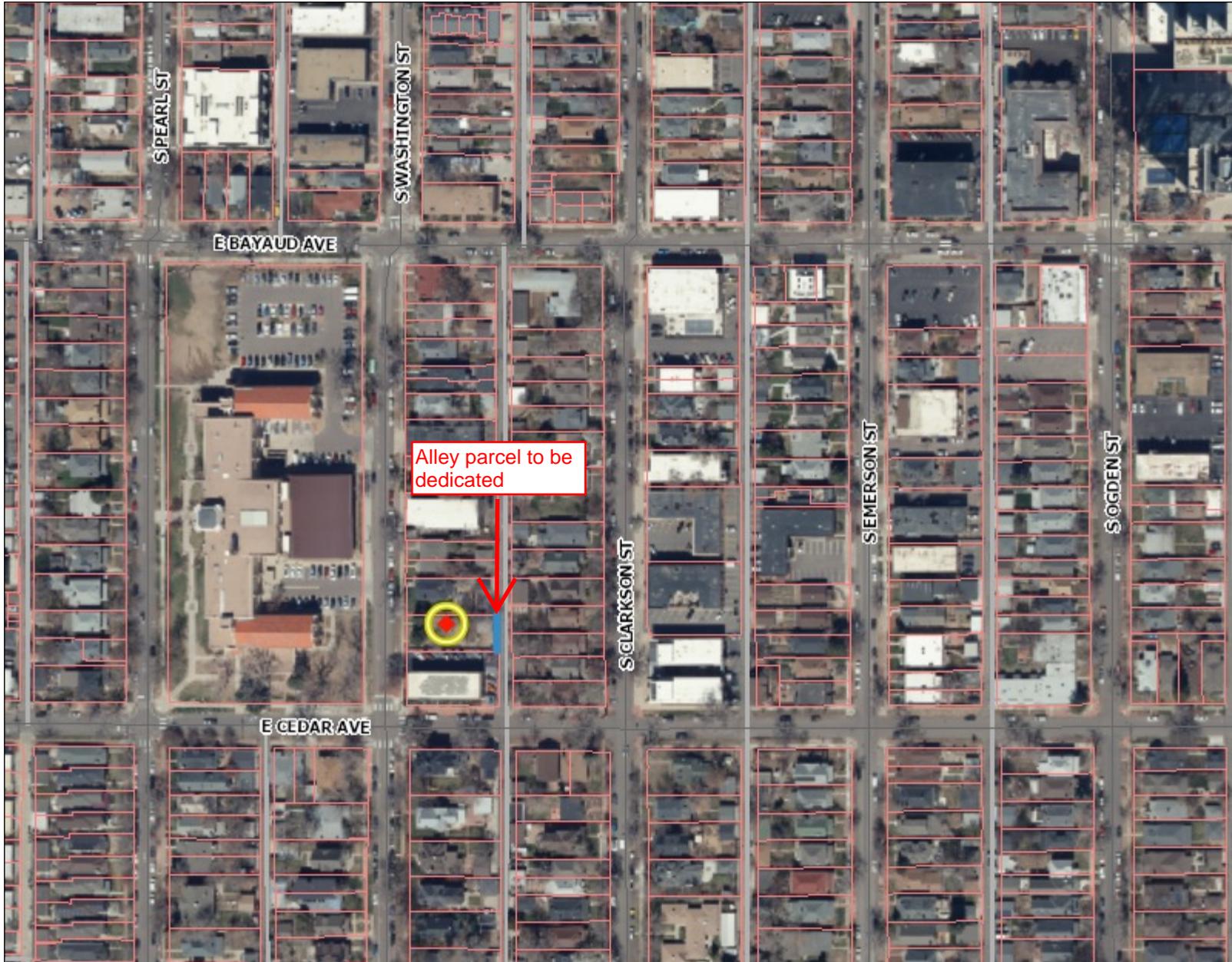
**Additional information:** This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Alley, as part of the development project called, "Alley Dedication."

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**

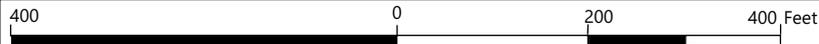


# City and County of Denver



### Legend

- Streets
- Alleys
- ▭ County Boundary
- ▭ Parcels



2025-PROJMSTR-0000466-ROW

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000166-001:**

**LEGAL DESCRIPTION – ALLEY PARCEL:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF FEBRUARY, 2026, AT RECEPTION NUMBER 2026008714 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 20 AND 21, BLOCK 97, BYERS EAST SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 10, 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 EASTERLY 1.00 FEET OF LOTS 20 AND 21, BLOCK 97, BYERS EAST SUBDIVISION.

CONTAINING AN AREA OF ±50 SQUARE FEET, OR ±0.001 ACRES



02/04/2026 12:34 PM  
City & County of Denver  
Electronically Recorded

R \$0.00

D \$0.00

WD

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-0000166**  
**Asset Mgmt No.: 26-012**

**No Fee**

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 14<sup>th</sup> day of January, 2026, by **176 S WASHINGTON LLC**, a Colorado limited liability company, whose address is 5460 S. Krameria Street, Greenwood Village, CO 80111, 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:

176 S WASHINGTON LLC, a Colorado limited liability company

By: [Signature]

Name: MATTHEW BRUNKOW

Its: MANAGING MEMBER

STATE OF Colorado )

) ss.

COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January, 2026  
by Matthew Brunkow, as Managing Member of 176 S WASHINGTON STREET,  
a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: April 1, 2029

[Signature]  
Notary Public

IGNACIO ORTEGA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20174012937  
MY COMMISSION EXPIRES APRIL 1, 2029

**EXHIBIT A**  
LAND DESCRIPTION  
SHEET 1 OF 2

2025-PROJMSTR-0000466-ROW

LAND DESCRIPTION:

A PORTION OF LOTS 20 AND 21, BLOCK 97, BYERS EAST SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 10, 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 EASTERLY 1.00 FEET OF LOTS 20 AND 21, BLOCK 97, BYERS EAST SUBDIVISION.

CONTAINING AN AREA OF ±50 SQUARE FEET, OR ±0.001 ACRES



RICHARD B. GABRIEL, P.L.S.  
Colorado License No. 37929  
For and on behalf of  
Power Surveying Company, Inc.



6911 BROADWAY  
DENVER, COLORADO 80221

PH. 303-702-1617  
FAX. 303-702-1488  
www.powersurveying.com

DRAWING BY: ERH  
PROJECT NO. 501-25-031

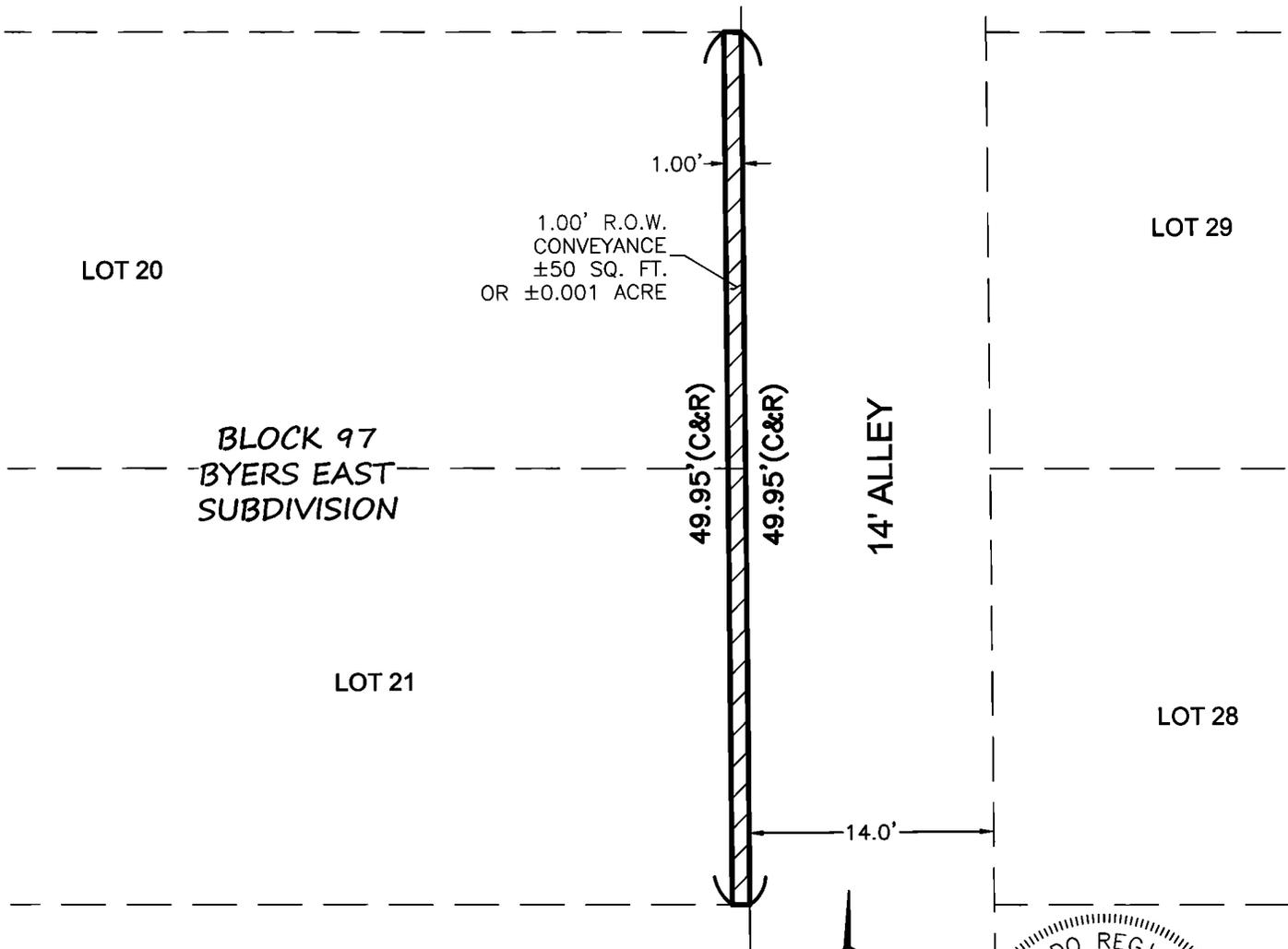
DATE: 12/17/2025

# EXHIBIT A

EXHIBIT OF LAND DESCRIPTION  
SHEET 2 OF 2

## BAYAUD AVE

2025-PROJMSTR-0000466-ROW



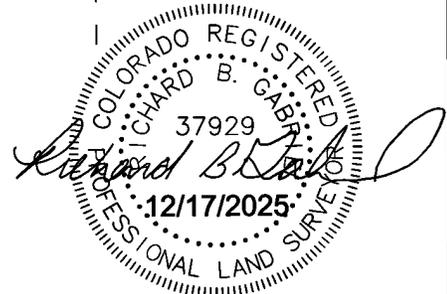
### LEGEND - LINETYPES

- PROPERTY BOUNDARY
- LOT LINES
- CONVEYANCE

(C) CALCULATED DIMENSION  
 (R) RECORD PLAT DIMENSIONS PER MAP OF  
 OFFICIAL SURVEY OF SNYDER'S SUBDIVISION,  
 WORMINGTON'S SUBDIVISION, WADDELL & MACHEN'S  
 SUBDIVISION, BYERS EAST SUBDIVISION, BYERS  
 EAST (PART OF) SUBDIVISION, PIERCE & HINMAN'S  
 ADD. TO BROADWAY TERRACE,  
 BROADWAY ADD. TO BYERS SUB., HALL &  
 MILLARD'S ADDITION, GALLUP'S SO. BRDWAY. SUB.  
 (PART OF).  
 ORD. NO. 55 8/1/1893

10 5 0 10 20

HORIZ. SCALE: 1" = 10'



**POWER**<sup>TM</sup>  
 Surveying Company, Inc.  
 Established 1948  
 PH. 303-702-1617  
 FAX. 303-702-1488  
 www.powersurveying.com

DRAWING BY: ERH                      DATE: 12/17/2025  
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