



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

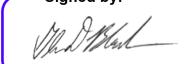
FROM: Glen D. Blackburn, P.E., Director, Right-of-Way Services

DATE: November 24, 2025

ROW #: 2018-DEDICATION-0000037 **SCHEDULE #:** 1) 0130421030000, and 2) 0130421034000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by East 29th Avenue, North Fairfax Street, East 28th Avenue, and North Forest Street, and 2) Public Alley, bounded by East 28th Avenue, North Forest Street, East 29th Avenue, and North Fairfax 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, and 2) 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, "Park Hill Commons – Phase Three."

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

INSERT PARCEL DESCRIPTION ROW # (2018-DEDICATION-0000037-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/SC/LRA

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Darrell Watson District # 9
Councilperson Aide, Bonnie Guillen
Councilperson Aide, Dwight Clark
Councilperson Aide, Darius Shelby
Councilperson Aide, Lynne Lombard
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
DOTI Survey, Scott Castenada
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2018-DEDICATION-0000037

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 24, 2025Please 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 two City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by East 29th Avenue, North Fairfax Street, East 28th Avenue, and North Forest Street, and 2) Public Alley, bounded by East 28th Avenue, North Forest Street, East 29th Avenue, and North Fairfax 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: Lisa R. Ayala	Name: Alaina McWhorter
Email: Lisa.ayala@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

Mixed-used development has been built. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) Public Alley.

6. City Attorney assigned to this request (if applicable):**7. City Council District:** Darrell Watson District # 9**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: 2018-DEDICATION-0000037

Description of Proposed Project: Mixed-used development has been built. The developer was asked to dedicate two parcels of land as 1) Public Alley, and 2) 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, and 2) 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, and 2) Public Alley, as part of the development project called, "Park Hill Commons – Phase Three."



City and County of Denver



400 0 200 400 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1: 3,120

Map Generated 11/24/2025

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.



Legend

- Streets
- Alleys
- County Boundary
- Parcels

PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000037-001:

LAND DESCRIPTION - ALLEY PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 17TH DAY OF JULY, 2018, AT RECEPTION NUMBER 2018087288 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN LOTS 1 THROUGH 16 AND THE NORTH 8 FEET OF LOT 17, BLOCK 15, PARK HILL ANNEX, SECTION 30, T3S, R67W OF THE 6TH P.M. AS RECORDED IN THE CLERK AND RECORDERS OFFICE IN BOOK 6 PAGE 13, DATED OCTOBER 5TH, 1888, CITY AND COUNTY OF DENVER, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 4 FEET OF LOTS 1 THROUGH 16 AND THE EASTERLY 4 FEET OF THE NORTH 8 FEET OF LOT 17, BLOCK 15, PARK HILL ANNEX.

THE ABOVE DESCRIBED PARCEL CONTAINS 1632.1 SQUARE FEET, OR 0.037 ACRES MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000037-002:

LAND DESCRIPTION - ALLEY PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 17TH DAY OF JULY, 2018, AT RECEPTION NUMBER 2018087289 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN LOTS 24 THROUGH 18 AND THE SOUTH 17 FEET OF LOT 17, BLOCK 15, PARK HILL ANNEX, SECTION 30, T3S, R67W OF THE 6TH P.M. AS RECORDED IN THE CLERK AND RECORDERS OFFICE IN BOOK 6 PAGE 13, DATED OCTOBER 5TH, 1888, CITY AND COUNTY OF DENVER, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 4 FEET OF LOTS 24 THROUGH 18 AND THE EASTERLY 4 FEET OF THE SOUTH 17 FEET OF LOT 17, BLOCK 15, PARK HILL ANNEX.

THE ABOVE DESCRIBED PARCEL CONTAINS 768.0 SQUARE FEET, OR 0.017 ACRES MORE OR LESS.



07/17/2018 08:59 AM
City & County of Denver

R \$28.00

2018087288

Page: 1 of 4

D \$0.00

WD

After recording, return to:
 Division of Real Estate
 City and County of Denver
 201 West Colfax Avenue, Dept. 1010
 Denver, Colorado 80202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 16th day of July, 2018, by **PHC Mixed Use, LLC**, a Colorado limited liability company, whose address is 4045 Pecos St., Suite 200, 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;

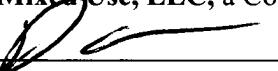
TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee, and its successors and assigns forever. Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the 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:

PHC Mixed Use, LLC, a Colorado Limited Liability Company

By: 

Name: _____

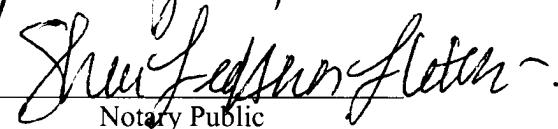
Its: **HM Capital Group LLC as Manager**
by Ben Maxwell, its Manager

STATE OF CO)
COUNTY OF Denver) ss.

The foregoing instrument was acknowledged before me this 16th day of July, 2018
by Ben Maxwell, as manager of **PHC Mixed Use, LLC**, a Colorado
Limited Liability Company.

Witness my hand and official seal.

My commission expires: January 27, 2021


Notary Public

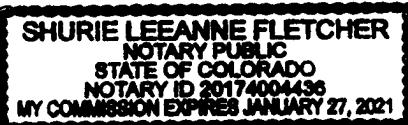


EXHIBIT A

SHEET: 1 OF 2

LAND DESCRIPTION

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THE ABOVE DESCRIBED PARCEL CONTAINS 1632.1 SQUARE FEET, OR 0.037 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.

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, 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

PARK HILL COMMONS
PHC MIXED USE LLC

EXHIBIT A

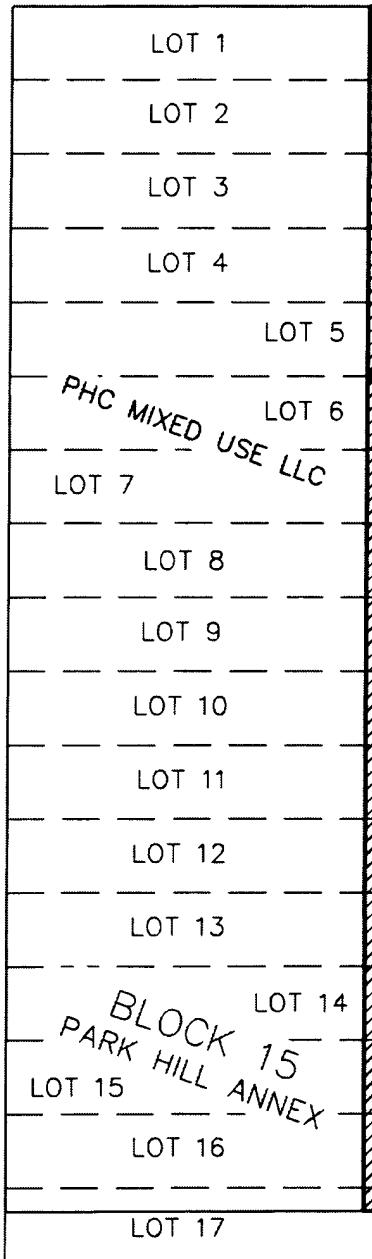
DRAWN BY: ASU	DATE: 05/15/18
JOB NUMBER: 1052-970	
SHEET: 1 OF 2	

ILLUSTRATION FOR EXHIBIT A

SHEET: 2 OF 2

29TH AVENUE
60' RIGHT-OF-WAY

FAIRFAX STREET
60' RIGHT-OF-WAY



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

PARK HILL COMMONS
PHC MIXED USE LLC

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SHEET: 2 OF 2



07/17/2018 08:59 AM
City & County of Denver

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WD

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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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 13th day of July, 2018, by **PHC Townhomes, LLC**, a Colorado limited liability company, whose address is 4045 Pecos St., Suite 200, 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");

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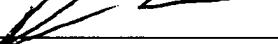
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No separate bill of sale with respect to improvements on the Property will be executed.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

ATTEST:

PHC Townhomes, LLC, a Colorado Limited Liability Company

By: 

Name: **HM Capital Group LLC as Manager**

Its: **by Ben Maxwell, its Manager**

STATE OF CO)
COUNTY OF Denver) ss.

The foregoing instrument was acknowledged before me this 16th day of July, 2018
by Ben Maxwell, as manager of **PHC Townhomes, LLC**, a
Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: January 27, 2021


Notary Public

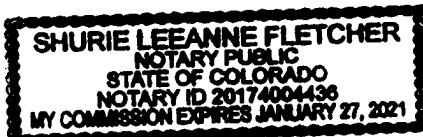


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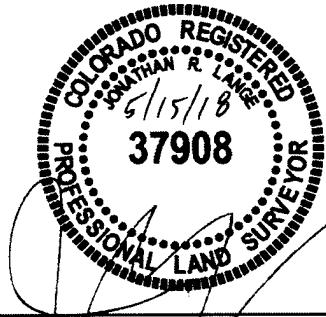
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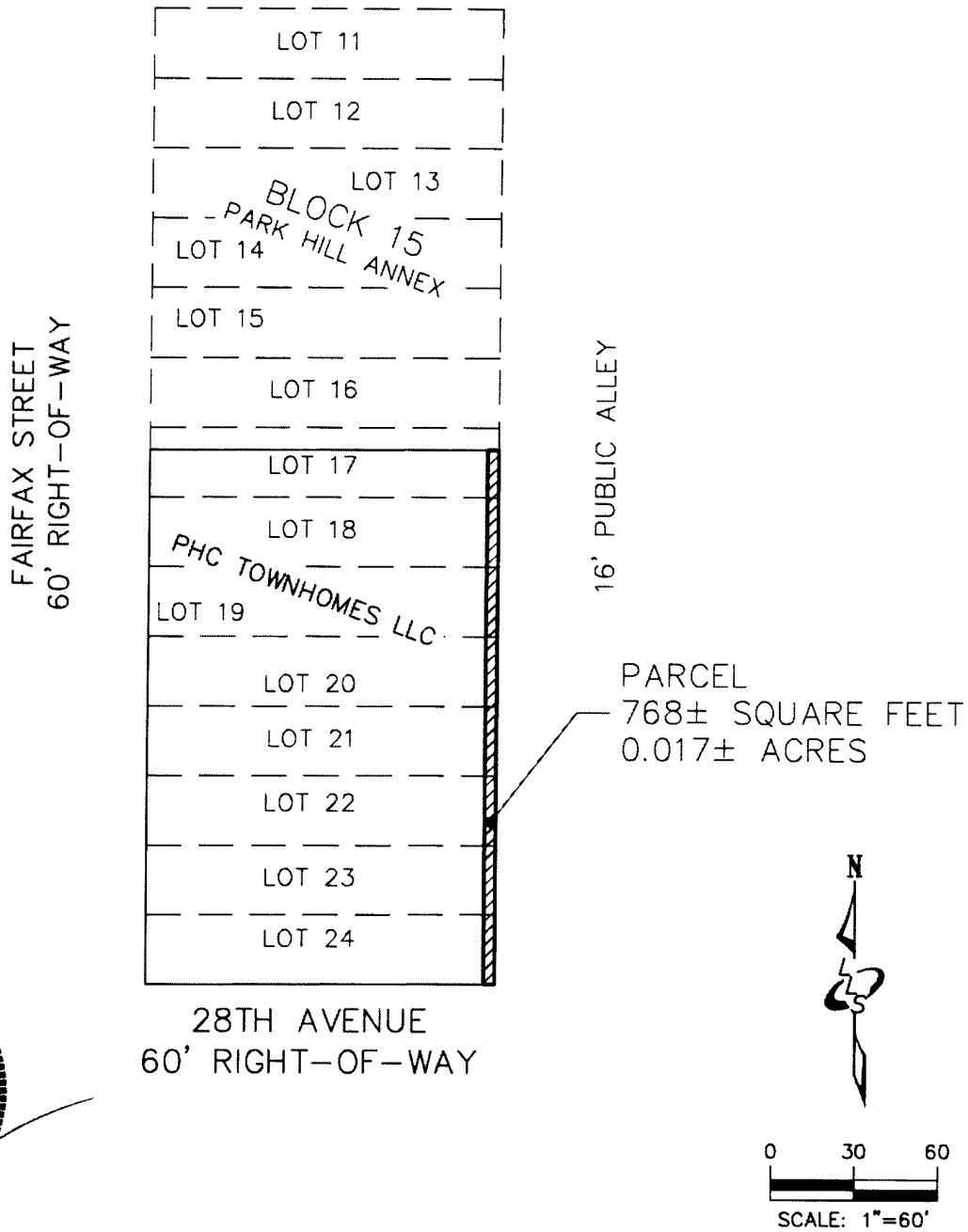

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PHC TOWNHOMES LLC

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SHEET: 1 OF 2	

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EXHIBIT A
SHEET: 2 OF 2



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