


**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:** May 9, 2025

**ROW #:** 2020-DEDICATION-0000029 **SCHEDULE #:** 0232233035000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by North Irving Street, West 20<sup>th</sup> Avenue, North Julian Street, & West 21<sup>st</sup> 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, "2015 N Irving St – 3303 W 20<sup>th</sup> Ave."

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-0000029-001) HERE.**

A map of the area to be dedicated is attached.

GB/TB/BVS

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto: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  
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-0000029

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 [MailHighOrdinance@DenverGov.org](mailto:MailHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: May 9, 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 Irving Street, West 20<sup>th</sup> Avenue, North Julian Street, & West 21<sup>st</sup> 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: Beverly J. Van Slyke	Name: Alaina McWhorter
Email: <a href="mailto:Beverly.VanSlyke@Denvergov.org">Beverly.VanSlyke@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:**  
A new duplex was constructed. 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:** Amanda P. 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> <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?

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

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

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



## EXECUTIVE SUMMARY

**Project Title:** 2020-DEDICATION-0000029

**Description of Proposed Project:** A new duplex was constructed. 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, "2015 N Irving St – 3303 W 20th Ave."




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

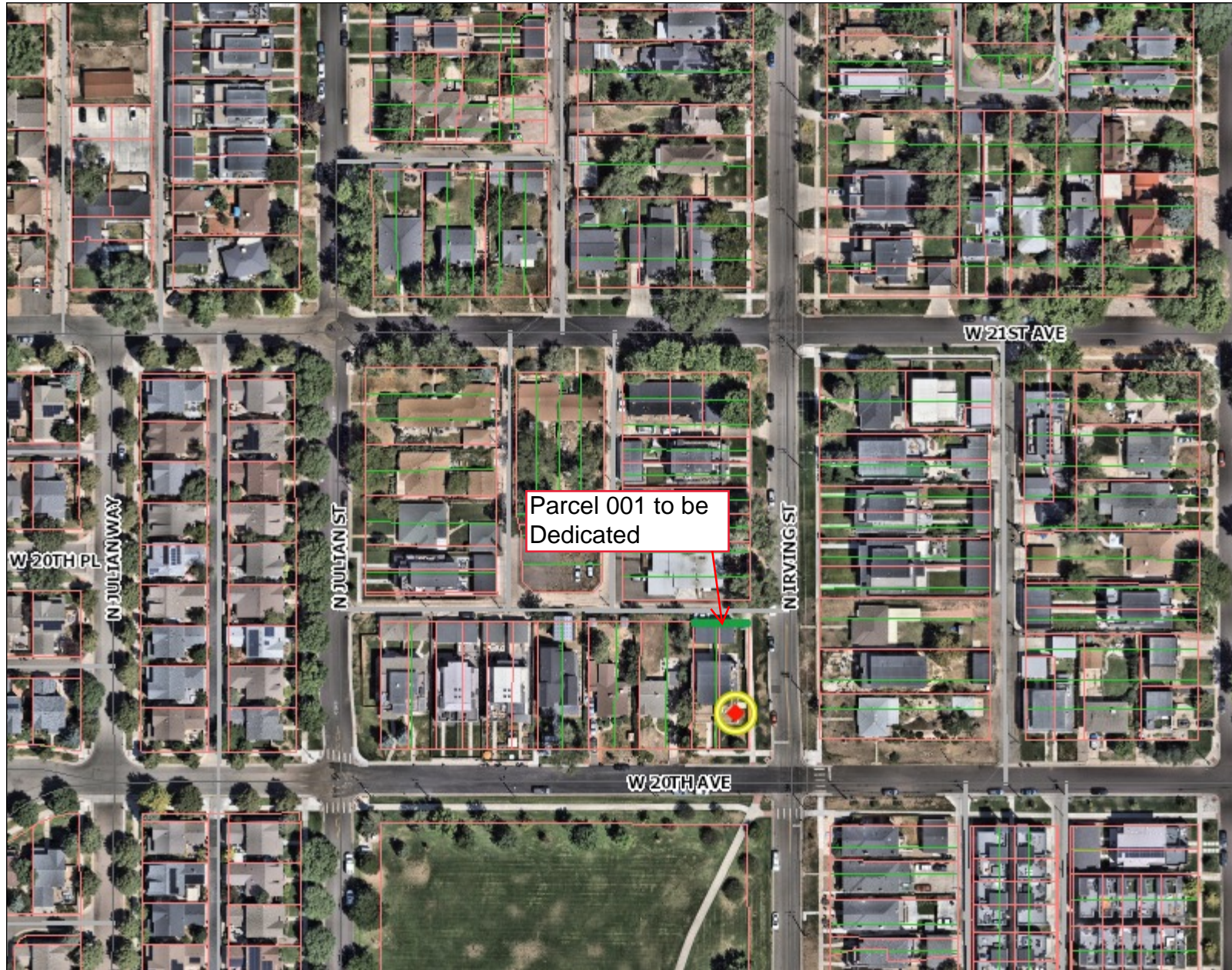
**CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV**





## Legend

- Streets
- Alleys
-  County Boundary
-  Parcels
-  Lots/Blocks



289 0 144.5 289 Feet

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

1:2,257

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-0000029-001:**

**LAND DESCRIPTION – ALLEY PARCEL:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 27TH DAY OF JULY, 2020, AT RECEPTION NUMBER 2020106714 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE NORTH 3 FEET OF LOTS 10 AND 11, DIER'S RESUBDIVISION OF BLOCK 19 WITTER AND COFIELD'S SUBDIVISION, LOCATED IN THE NW 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10, THENCE S00°00'00"W (ASSUMED BASIS OF BEARING) ALONG THE EAST LINE OF SAID LOT 10, 3.00 FEET; THENCE S90°00'00"W, AND PARALLEL TO THE NORTH LINE OF SAID LOTS 10 AND 11, 55.40 FEET TO A POINT ON THE WEST LINE OF SAID LOT 11; THENCE N00°00'00"E, ALONG SAID WEST LINE 3.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE N90°00'00"E, ALONG THE NORTH LINE OF SAID LOTS 10 AND 11, 55.40 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 166.2 SQUARE FEET MORE OR LESS.



07/27/2020 09:03 AM  
City & County of Denver

R \$0.00

WD

2020106714

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-0000029 rev.  
Asset Mgmt No.: 20-055

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 20<sup>th</sup> day of July, 2020, by 2015 IRVING, LLC, a Colorado limited liability company, whose address is 4249 Stuart St. Denver, CO 80212, 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").

### RECITALS

WHEREAS, by Special Warranty Deed dated April 20, 2020, and recorded on April 29, 2020, at Reception Number 2020058326 in the records of the Clerk and Recorder of the City and County of Denver, Joaquin Benjamin de Oliveira and Lucia Carmen de Oliveira (the "Oliveiras") recorded a deed to the Grantee purporting to convey the Property (as defined below); and

WHEREAS, the Oliveiras were not record owners of the Property at the time the Special Warranty Deed was signed on April 20, 2020, and recorded on April 29, 2020, at Reception Number 2020058326; and

WHEREAS, to correct the conveyance of the Property to the Grantee, the Grantor wishes to execute this Special Warranty Deed to the Grantee.

### WITNESSETH:

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:

2015 IRVING, LLC, a Colorado Limited Liability Company

By: [Signature] Managing Member.

Name: Dennis Gonzalez Managing member.

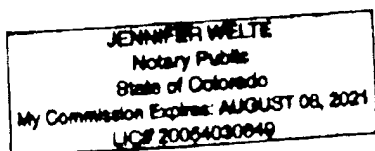
Its: \_\_\_\_\_

STATE OF Colorado )  
 ) ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 20 day of July, 2020 by Dennis Gonzalez, as Managing Member of 2015 IRVING, LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: 8/8/21



[Signature]  
Notary Public



2020-PROJ.MSTR-0000135-ROW

ROW PROJECT NO. 2020-\_\_\_\_\_  
DES. PARCEL NO. 2020-\_\_\_\_\_

**EXHIBIT A**  
**NW 1/4, SECTION 32, T3S, R68W, 6TH P.M.**  
**CITY AND COUNTY OF DENVER, STATE OF COLORADO**

The North 3 feet of Lots 10 and 11, Dier's Resubdivision of Block 19 Witter and Cofield's Subdivision, located in the NW 1/4 of Section 32, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, and being more particularly described as follows: Beginning at the Northeast corner of said Lot 10, thence  $500^{\circ}00'00''$ W (Assumed Basis of Bearing) along the East line of said Lot 10, 3.00 feet; thence  $590^{\circ}00'00''$ W, and parallel to the North line of said Lots 10 and 11, 55.40 feet to a point on the West line of said Lot 11; thence  $N00^{\circ}00'00''$ E, along said West line 3.00 feet to the Northwest corner of said Lot 11; thence  $N90^{\circ}00'00''$ E, along the North line line of said Lots 10 and 11, 55.40 feet to the Point Of Beginning. Said described parcel contains 166.2 square feet more or less.

I, Richard E. Heinz, a Professional Land Surveyor, Registered in the State of Colorado, do hereby certify that the above legal description was prepared by me or under my direct supervision.



For and on behalf of AAA Surveying Land Consultants, LLC  
Richard E. Heinz, PLS#16116

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS  
INTENDED ONLY TO DEPICT THE ABOVE ALLEY DEDICATION.

**AAA SURVEYING LAND CONSULTANTS, LLC**  
P.O. BOX 2018 ELIZABETH, CO 80107  
303-519-7015/FAX 303-940-4927

JOB NO. 20-2005

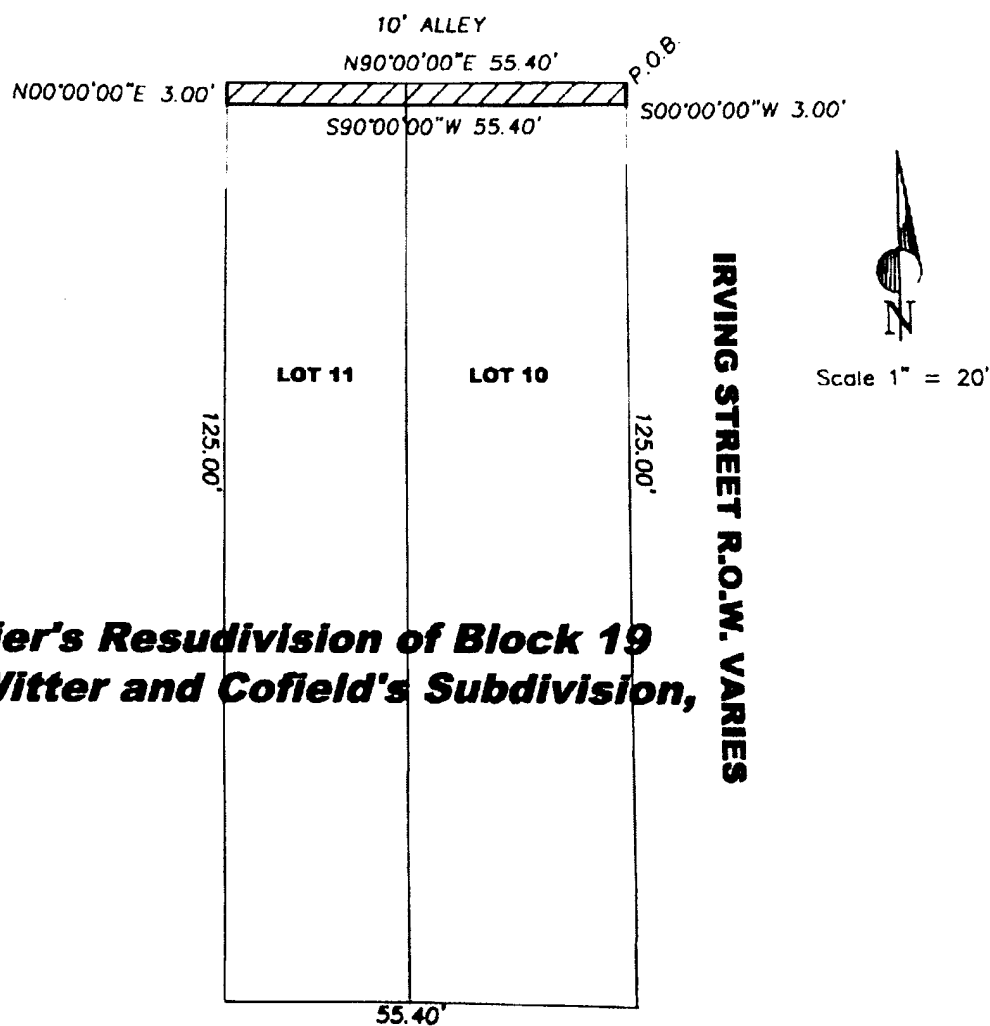
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DATE: 1/24/2020 REV: 3/3/2020

PROPERTY ADDRESS: 2005-15 IRVING ST.

ROW PROJECT NO. 2020-\_\_\_\_\_  
 DES PARCEL NO. 2020-\_\_\_\_\_

**EXHIBIT A**  
**NW 1/4, SECTION 32, T3S, R68W, 6TH P.M.**  
**CITY AND COUNTY OF DENVER, STATE OF COLORADO**



***Dier's Resubdivision of Block 19***  
***Witter and Cofield's Subdivision,***

**W. 20TH AVE. R.O.W. VARIES**

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS  
 INTENDED ONLY TO DEPICT THE ABOVE ALLEY DEDICATION.

**AAA SURVEYING LAND CONSULTANTS, LLC**

P.O. BOX 2016 ELIZABETH, CO 80107  
 303-519-7015/FAX 303-940-4927

JOB NO. 20-2005

PAGE 1 OF 2

DATE: 1/24/2020

REV: 3/3/2020

PROPERTY ADDRESS: 2005-15 IRVING ST.

SCALE 1"=20'