

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: July 29, 2025

ROW #: 2019-DEDICATION-0000054

SCHEDULE #: 0227113044000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by Wynkoop Street, 36th Street, North Brighton Boulevard, and 35th 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, "Vert Mixed Use."

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 # (2019-DEDICATION-0000054-001) HERE.

A map of the area to be dedicated is attached.

GB/TB/BV

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
Department of Law, Martin Plate
Department of Law, Brad Beck
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Tom Breitnauer
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2019-DEDICATION-0000054

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: 720-865-3002

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: July 29, 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 Wynkoop Street, 36th Street, North Brighton Boulevard, and 35th 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: Barbara Valdez	Name: Alaina McWhorter
Email: Barbara.Valdez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

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

This project demolished a commercial building and built a new mixed-use structure. 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:** 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 (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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

Project Title: 2019-DEDICATION-0000054

Description of Proposed Project: This project demolished a commercial building and built a new mixed-use structure. 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, "Vert Mixed-Use."

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: 720-865-3002

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



Legend

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



145 0 72.5 145 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:1,128

Map Generated 7/29/2025

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. 2019-DEDICATION-0000054-001:

LAND DESCRIPTION – ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 17TH DAY OF FEBRUARY, 2022, AT RECEPTION NUMBER 2022022763 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE NORTHWESTERLY TWO FEET (2') OF LOTS 27-32, AND THE NORTHERLY 3 FEET OF LOT 26,
BLOCK 6, IRONTON AND 1ST ADDITION TO IRONTON,
CITY AND COUNTY OF DENVER,
STATE OF COLORADO

CONTAINING 306 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.



2022022763

Page: 1 of 6

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: 2019-Dedication-0000054
Asset Mgmt No.: 20-150

SPECIAL WARRANTY DEED
(3595 Wynkoop)

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 8th day of September, 2020, by **RINO VERTICAL DEVELOPMENT LLC**, a Colorado limited liability company and **RINO INVESTOR LLC**, an Ohio limited liability company whose address is 2515 Lawrence Street, Denver, CO 80205, 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.

DocuSign Envelope ID: AFAB3FBC-7EB6-479E-9D2F-1FE4D6C81C7A

**Signature Page to Special Warranty Deed Between RiNo Vertical Development LLC and
RiNo Investors LLC to the city and County of Denver**

**RINO VERTICAL DEVELOPMENT LLC,
a Colorado limited liability Company**

By: 

Name: Ryan Tobin

Title: Managing Member

**RINO INVESTORS LLC,
an Ohio limited liability company**

By: 

Name: Peter Snavely

Title: Managing Member

"GRANTORS"

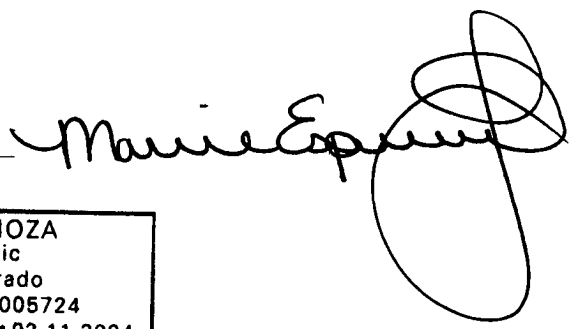
STATE OF COLORADO)
) ss.
CITY & COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 10th day of September, 2020, by Ryan Tobin, as Managing Member of RiNo Vertical Development LLC.

Witness my hand and official seal.

My commission expires: 02-11-24

MARIE ESPINOZA
Notary Public
State of Colorado
Notary ID # 20164005724
My Commission Expires 02-11-2024



DocuSign Envelope ID: AFAB3FBC-7EB6-479E-9D2F-1FE4D6C81C7A

STATE OF Ohio)
COUNTY OF Crawford) ss.

The foregoing instrument was acknowledged before me this 8th day of September, 2020, by Peter Snively, as Managing Member of RiNo Investors LLC.

Witness my hand and official seal.

My commission expires: October 7, 2024



LISA A. SWAN
Notary Public, State of Ohio
My Commission Expires:
October 7, 2024

Lisa A. Swan
Notary Public

Exhibit A
Legal Description

EXHIBIT A

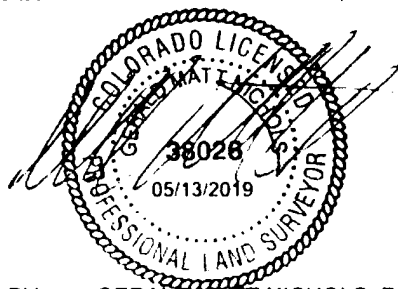
SHEET 1 OF 2

2017-PROJMSTR-0000087-ROW-01

LAND DESCRIPTION:

THE NORTHWESTERLY TWO FEET (2') OF LOTS 27-32, AND THE NORTHERLY 3 FEET OF LOT 26,
BLOCK 6, IRONTON AND 1ST ADDITION TO IRONTON,
CITY AND COUNTY OF DENVER,
STATE OF COLORADO

CONTAINING 306 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.



PREPARED BY: GERALD MATT NICHOLS, PLS
PLS 38026
ON BEHALF OF: SURVEY SYSTEMS, INC.
P.O. BOX 2168
EVERGREEN, CO 80437
(303)679-8122

PLS 38026 - 135-01-001 38026-01-001-001 SURVEY SYSTEMS, INC. - EVERGREEN, CO - 05/13/19
EXPIRES: 05/13/19 (11/05/19) BY: CHEN

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF SURVEY SYSTEMS, INC.

ISSUE DATE: 5/13/19

DATE	REVISION COMMENTS

EXHIBIT A

SURVEY SYSTEMS

A Professional Land Surveying Company

P.O. Box 2168 - Evergreen, CO 80437 Tel: 303.679.8122 - Fax: 303.679.8123

info@SurveySystems.net www.SurveySystems.net

A Service-Disabled veteran-Owned Small Business SDVOSB SBE

CHECKED BY: MN
DRAWN BY: CH
JOB #: 2018-136-01-031
CLIENT CODE: SGDQZ

SHEET NO.

1

OF 2

19 75 RANGE LINE

FOUND 3.25" ALUMINUM CAP
IN RANGE BOX "LS 38026"

1ST ADDITION
TO IRONTON

16² ALLEY

AREA:
306 SF
0.01 AC

BLOCK 6
IRONTON

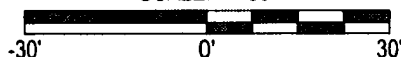
BASIS OF BEARINGS
 20' RANGE LINE
 WYNYKOOP STREET
 80' ROW

S44°34'48"W 484.27'

FOUND #5 REBAR
& CAP "LS 16845"

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

SCALE: 1"=30'



FILED IN: 65-15149-136-01-002 SOURCE: AL, BIRMINGHAM, IN, SUBJECT: ROBERTS, JOHN - CHURCH, LARRY. LARRY: ALLEY - CHURCH
FILED IN: 65-15149-136-01-002 SOURCE: AL, BIRMINGHAM, IN, SUBJECT: ROBERTS, JOHN - CHURCH, LARRY. LARRY: ALLEY - CHURCH

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF SURVEY SYSTEMS INC.

ISSUE DATE: 5/13/19

[illegible]

EXHIBIT A

SURVEY SYSTEMS

A Professional Land Surveying Company

P.O. Box 2166 • Evergreen, CO 80437 Tel: 303.679.8122 • Fax: 303.679.8123

info@SurveySystems.net www.SurveySystemsInc.com

A Service-Disabled Veteran-Owned Small Business **SDVOSB SBE**

CHECKED BY MM
DRAWN BY CH
JOB # 2018-136-C1-031
CLIENT CODE SGD02

2