



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

Signed by:



DF13EBC85E48471...

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

DATE: January 13, 2026

ROW #: 2025-DEDICATION-0000034 **SCHEDULE #:** Adjacent to 0235233003000, and 0235233029998

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by North Washington Street, Welton Street, 26th Street, and Glenarm Place.

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, "Rossonian Renovation 2650 Welton St."

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-0000034-001) HERE.

A map of the area to be dedicated is attached.

GB/TS/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, Thomas Savich
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2025-DEDICATION-0000034

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

Please mark one: Bill Request or Resolution Request

Date of Request: January 13, 2026

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 Washington Street, Welton Street, 26th Street, and Glenarm Place.

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:

Proposing to renovate the historic Rossonian and add on a new commercial retail and hotel to the existing 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</i> <i>(A)</i>	<i>Additional Funds</i> <i>(B)</i>	<i>Total Contract Amount</i> <i>(A+B)</i>
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<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: _____

Date Entered:



EXECUTIVE SUMMARY

Project Title: 2025-DEDICATION-0000034

Description of Proposed Project: Proposing to renovate the historic Rossonian and add on a new commercial retail and hotel to the existing 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, "Rossonian Renovation 2650 Welton St."



City and County of Denver



200 0 100 200 Feet

WGS_1984/Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1: 1,560

Map Generated 1/13/2026

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
- Lots/Blocks

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000034-001:

LEGAL DESCRIPTION – ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 23RD DAY OF DECEMBER, 2025, AT RECEPTION NUMBER 2025129593 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOTS 9 AND 10, BLOCK 184, STILES' ADDITION TO THE CITY OF DENVER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34;
THENCE SOUTH $00^{\circ}04'51''$ WEST ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 273.32 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH $00^{\circ}04'51''$ WEST ALONG SAID EAST LINE, A DISTANCE OF 2.84 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE SOUTHEAST LINE OF SAID LOT 9;
THENCE SOUTH $44^{\circ}55'51''$ WEST ALONG THE SOUTHEAST LINE OF SAID LOTS 9 AND 10, A DISTANCE OF 44.72 FEET TO THE SOUTH CORNER OF SAID LOT 10;
THENCE NORTH $45^{\circ}01'41''$ WEST ALONG THE SOUTHWEST LINE OF SAID LOT 10, A DISTANCE OF 2.00 FEET TO A LINE 2.00 FEET NORTHWEST OF AND PARALLEL WITH SAID SOUTHEAST LINE;
THENCE NORTH $44^{\circ}55'51''$ EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 46.73 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 91 SQUARE FEET OR 0.0021 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON A LINE BETWEEN THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AND THE RANGE POINT LOCATED AT THE INTERSECTION OF 25TH STREET AND WASHINGTON STREET, ASSUMED AS BEARING SOUTH $00^{\circ}04'51''$ WEST, SAID LINE BEING MONUMENTED AT THE NORTHEAST CORNER OF SECTION 34 BY A 2" BRASS CAP STAMPED "1993 LS 28668", AND AT THE RANGE POINT BY A 2" ALUMINUM CAP STAMPED "PLS 38073" IN RANGE BOX.



12/23/2025 12:19 PM

R \$0.00

D \$0.00

City & County of Denver
Electronically Recorded

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-0000034
Asset Mgmt No.: 25-265

No Fee**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 11th day of December, 2025, by **ROSSONIAN, LLC**, a Colorado limited liability company, whose address is 831 E. 24th Avenue, 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.

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

ATTEST:

ROSSONIAN, LLC, a Colorado limited liability company

By: Al Jr

Name: Paul Books

Its: Authorized Signer

STATE OF Colorado)
COUNTY OF Aspen) ss.

The foregoing instrument was acknowledged before me this 11 day of December, 2025
by Paul Books, as Authorized Signer of ROSSONIAN, LLC, a Colorado
limited liability company.

Witness my hand and official seal.

My commission expires: 7/9/2028

Ben Tandy
Notary Public

BRIAN RANDALL
Notary Public
State of Colorado
Notary ID # 20244025400
My Commission Expires 07-09-2028

2022PM725-ROW

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

A PARCEL OF LAND BEING A PORTION OF LOTS 9 AND 10, BLOCK 184, STILES' ADDITION TO THE CITY OF DENVER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PREPARED BY: AARON MURPHY
PLS 38162

ON BEHALF OF: HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203
303.623.6300



2022PM725-ROW

ILLUSTRATION FOR EXHIBIT A

SHEET 2 OF 2



STILES' ADDITION TO THE CITY
OF DENVER

PARCEL
CONTAINS
91 SQ. FT.
OR 0.0021 AC.±

POINT OF COMMENCEMENT

NE COR. SEC. 34
2" BRASS CAP
STAMPED: 1993 LS 28668

POINT OF
BEGINNING
S00°04'51"W
2.84'

WASHINGTON ST
TO WELTON ST
(VARIABLE-WIDTH PUBLIC R.O.W.)

BASIS OF BEARINGS
S00°04'51"W 1314.64'

RANGE POINT
2" ALUM. CAP PLS 38073
IN RANGE BOX AT INTERSECTION OF
25TH ST. AND WASHINGTON ST.



20 0 20

SCALE: 1"=20'

NOTE:

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