


**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:** January 22, 2025

**ROW #:** 2025-DEDICATION-0000003 **SCHEDULE #:** Adjacent to 11 schedule numbers-see 2<sup>nd</sup> page

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by West 45<sup>th</sup> Avenue, North Lowell Boulevard, West 44<sup>th</sup> Avenue, and North King 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.

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 existing City owned land for Public Right-of-Way purposes as Public Alley. The land is described as follows:

**INSERT PARCEL DESCRIPTION ROW (2025-DEDICATION-0000003-001) HERE.**

A map of the area to be dedicated is attached.

GB/PS/DG

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson Amanda P. Sandoval  
Council Aide Gina Volpe  
Council Aide Melissa Horn  
Council 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, Johna Varty  
Department of Law, Martin Plate  
Department of Law, Brad Beck  
Department of Law, Matthew Mulbarger  
Department of Law, Katherine Ehlers  
Department of Law, Mar'quasa Maes  
DOTI Survey, Paul Rogalla  
DOTI Ordinance  
Project file folder 2025-DEDICATION-0000003

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

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Near 3534 W 45<sup>th</sup> Ave.-bounded by West 45<sup>th</sup> Avenue, North Lowell Boulevard, West 44<sup>th</sup> Avenue, and North King Street

Alley parcel adjacent to neighbors

0220223016000, 0220223026000, 0220223002000, 0220223003000,  
0220223004000, 0220223005000, 0220223012000, 0220223025000,  
0220223024000, 0220223023000, and 0220223015000

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## 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

Please mark one: ☐ Bill Request or ☒ Resolution Request

Date of Request: January 22, 2025

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 West 45th Avenue, North Lowell Boulevard, West 44th Avenue, and North King 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: Dalila Gutierrez	Name: Alaina McWhorter
Email: <a href="mailto:Dalila.Gutierrez@denvergov.org">Dalila.Gutierrez@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:**  
Surveyor is requesting a remnant alley parcel dedication 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:** 2025-DEDICATION-0000003

**Description of Proposed Project:** Surveyor is requesting a remnant alley parcel dedication 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.

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Phone: 720-913-1311

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## Legend

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



145 0 72.5 145 Feet

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000003-001:**

**LAND DESCRIPTION – ALLEY PARCEL NO. 1**

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED JULY 9, 1928, AT BOOK 4208, PAGE 469 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 1 AND 2, BLOCK 13, GRAND VIEW, DESCRIBED AS FOLLOWS, TO-WIT; BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 1, SAID POINT BEING 125 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID BLOCK, 183.26 FEET, MORE OR LESS, TO A POINT 3 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1; THENCE EAST AND PARALLEL WITH SAID SOUTH LINE 65 FEET, MORE OR LESS TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH ALONG SAID EAST LINE, 3 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 65 FEET, MORE OR LESS TO A POINT 125 FEET WEST OF THE EAST LINE OF SAID BLOCK; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID BLOCK, 186.26 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 2; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 15 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID BLOCK, 167 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH LINES OF SAID LOTS 1 AND 2, A DISTANCE OF 100 FEET, MORE OR LESS, TO A POINT 140 FEET EAST OF THE WEST LINE OF SAID BLOCK; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID BLOCK, A DISTANCE OF 167 FEET TO THE NORTH LINE OF SAID LOT 1 AND THENCE WEST 15 FEET TO THE POINT OF BEGINNING. FOR PUBLIC ALLEY PURPOSES.



RECORDED 2.50 P.M. JULY 9, 1928.  
WILLIAM A. PECK, RECORDER.

BOOK 4208 PAGE 465

No. 883. WARRANTY DEED.—The W. F. Robinson Printing Co., Mfrs. Colorado Legal Blanks, Denver.

**This Deed,** Made this Twentieth day of June in the year of  
our Lord one thousand nine hundred and twenty eight between

**JOHN B. DANIS**

of the CITY and County of DENVER and State of Colorado, of the first part,  
and CITY AND COUNTY OF DENVER, a Municipal Corporation of the State of Colorado, of the  
second part;

WITNESSETH, That the said party of the first part, for and in consideration of the  
sum of ---ONE--- (\$1.00) ----- DOLLARS,

to the said party of the first part in hand paid by the said party of the second part, the receipt  
whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and  
by these presents does grant, bargain, sell, convey and confirm unto the said party of the second  
part, its successors and assigns forever, all the following described lot or parcel of land situate,  
lying and being in the City and County of Denver and State of Colorado, to-wit:

That part of Lots 1 and 2, Block 13, Grand View, described as fol-  
lows, to-wit:

Beginning at a point on the north line of said Lot 1, said point  
being 125 feet east of the northwest corner of said block; thence  
south and parallel with the west line of said block, 183.26 feet,  
more or less, to a point 3 feet north of the south line of said  
Lot 1; thence east and parallel with said south line of said  
Lot 1, 65 feet, more or less to the east line of said Lot 1; thence south along said  
east line, 3 feet to the southwest corner of said Lot 2; thence  
east along the south line of said Lot 2, a distance of 65 feet, more  
or less to a point 125 feet west of the east line of said block;  
thence north and parallel with the east line of said block, 186.26  
feet, more or less, to the north line of said Lot 2; thence west  
along the north line of said Lot 2, a distance of 15 feet; thence  
south and parallel with the east line of said block, 167 feet;  
thence west and parallel with the south lines of said lots 1 and 2,  
a distance of 100 feet, more or less, to a point 140 feet east of  
the west line of said block; thence north and parallel with the  
west line of said block, a distance of 167 feet to the north line  
of said Lot 1 and thence west 15 feet to the point of beginning.  
For public alley purposes.



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 the estate, right, title, interest, claim and demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto CITY AND COUNTY OF DENVER, a Municipal Corporation, the said party of the second part, its successors and assigns forever.

And the said John B. Denis

party of the first part, for himself his heirs, executors and administrators, do es covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensembling and delivery of these presents he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever, and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

John B. Denis



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STATE OF COLORADO, } ss.  
CITY AND COUNTY OF DENVER.

I, W. H. Nichols a Notary Public

in and for said City and County, in the State aforesaid, do hereby certify that

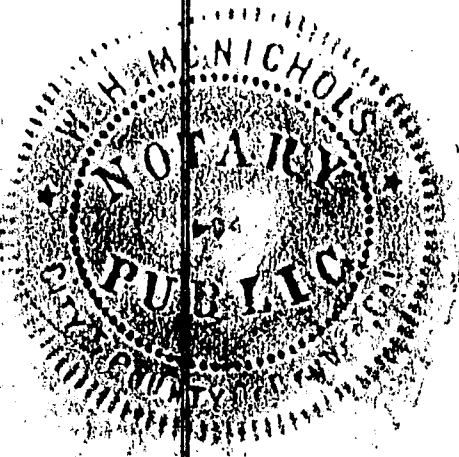
JOHN B. DANIS

who is personally known to me to be the person whose name is subscribed to the foregoing Deed, appeared before me this day in person, and acknowledged that is signed, sealed and delivered the said instrument of writing as his free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this

day of June, A. D. 1928

My commission expires May 20, 1929, A. D.



William H. Nichols  
Notary Public.

APPROVED AS TO FORM:

Thomas H. Gibson  
Attorney for City and County of Denver,

By Frank L. Hays  
Assistant Attorney.

Description O. K.  
C. Stoll  
Ch. Lipton