



**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:** February 24, 2026

**ROW #:** 2025-DEDICATION-0000184 **SCHEDULE #:** Adjacent to 0510408020000, 0510408019000, and 0510408018000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by North Lincoln Street, East 1st Avenue, North Broadway, and East Ellsworth 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, “95 Lincoln.”

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 Public Alley. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # ( 2025-DEDICATION-0000184-001 ) HERE.**

A map of the area to be dedicated is attached.

GB/DS/LRA

- cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)
- City Councilperson, Flor Alvidrez District # 7
- Councilperson Aide, Mark Montoya
- Councilperson Aide, Benjamin Brown
- Councilperson Aide, Victoria Martinez
- Councilperson Aide, Laura DuFresne Duarte
- 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
- Department of Law, Mar’quasa Maes
- DOTI Survey, Dana Sperling
- DOTI Ordinance
- Owner: City and County of Denver
- Project file folder 2025-DEDICATION-0000184

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: 720-865-3002

**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:** February 24, 2026

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 Lincoln Street, East 1st Avenue, North Broadway, and East Ellsworth 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: Lisa R. Ayala	Name: Alaina McWhorter
Email: <a href="mailto:Lisa.ayala@denvergov.org">Lisa.ayala@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:**  
 Proposing to build 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:** Flor Alvidrez District # 7

**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?**

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

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

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



## EXECUTIVE SUMMARY

**Project Title:** 2025-DEDICATION-0000184

**Description of Proposed Project:** Proposing to build 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, "95 Lincoln."

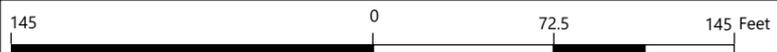
City and County of Denver Department of Transportation & Infrastructure  
Right-of-Way Services  
201 W. Colfax Ave | Denver, CO 80215  
[www.denvergov.org/doti](http://www.denvergov.org/doti)  
Phone: 720-913-1311

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### Legend

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



**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000184-001:**

**LEGAL DESCRIPTION – ALLEY PARCEL:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF FEBRUARY, 2026, AT RECEPTION NUMBER 2026015142 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 3 THROUGH 8, BLOCK 1, SNYDER'S SUBDIVISION TO DENVER, situated within the SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE WEST 2.00 FEET OF THE EAST 125.00 FEET OF LOTS 3 THROUGH 8, BLOCK 1, SNYDER'S SUBDIVISION TO DENVER.

PARCEL CONTAINS 294 SQUARE FEET, OR 0.007 ACRES, MORE OR LESS



02/18/2026 10:27 AM

R \$0.00

D \$0.00

City &amp; County of Denver

WD

Electronically Recorded

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-0000184**  
**Asset Mgmt No.: 26-021**

**No Fee**

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 12th day of February, 2026, by **CAYWOOD HOLDINGS, LLC**, a Colorado limited liability company, whose address is 2760 6<sup>th</sup> Street, Boulder, CO 80304, 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:

CAYWOOD HOLDINGS, LLC, a Colorado limited liability company

By: Dirk McCuiston

Name: Dirk McCuiston

Its: Caywood Holdings LLC Managing Member

STATE OF Colorado

COUNTY OF Boulder ) ss.

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of February, 2026  
by Dirk McCuiston, as Manager of CAYWOOD HOLDINGS, LLC, a  
Colorado limited liability company.

Witness my hand and official seal.

My commission expires: August 02, 2027

Jared King  
Notary Public

JARED KING  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20234029254  
MY COMMISSION EXPIRES AUGUST 02, 2027

2024-PROJMSTR-0000218-ROW-002

**EXHIBIT A**  
**LAND DESCRIPTION**

A PORTION OF LOTS 3 THROUGH 8, BLOCK 1, SNYDER'S SUBDIVISION TO DENVER, SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE WEST 2.00 FEET OF THE EAST 125.00 FEET OF LOTS 3 THROUGH 8, BLOCK 1, SNYDER'S SUBDIVISION TO DENVER.

PARCEL CONTAINS 294 SQUARE FEET, OR 0.007 ACRES, MORE OR LESS

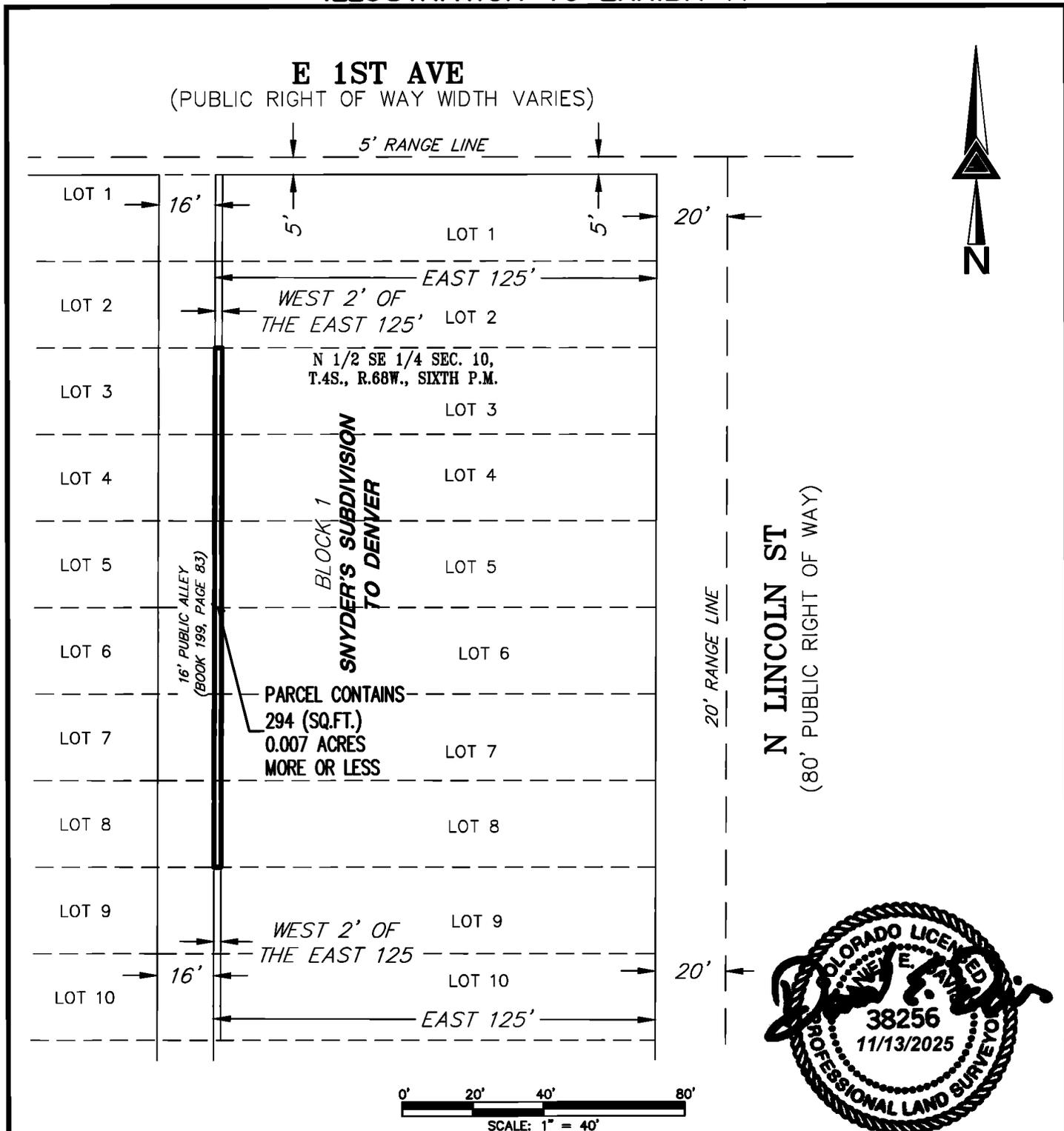
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



DANIEL E. DAVIS, PLS 38256  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122  
303.327.7488  
AZTEC JOB NO. 125320-03

2024-PROJMSTR-0000218-ROW-002

### ILLUSTRATION TO EXHIBIT A



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



**CITY AND COUNTY OF DENVER**  
BLOCK 1, SNYDER'S SUBDIVISION TO DENVER  
N 1/2 SE 1/4 SEC. 10, T.4S., R.68W., 6TH P.M.

PATH: Q:\170221-01 - 95 LINCOLN STREET\DWG\EXHIBITS\95 LINCOLN ROW DED -CAYWOOD HOLDINGS, LLC.DWG  
JOB NUMBER: 170221-01 DATE: 11/13/2025 DWG: DED CHK: RDS 2 OF 2 SHEETS