




## REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

**TO:** Ivone Avila-Ponce, City Attorney's Office

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

**DATE:** April 1, 2025

**ROW #:** 2019-DEDICATION-0000161 **SCHEDULE #:** 0506300215000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as West 10th Avenue, located near the intersection of West 10th Avenue and North Xavier 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 West 10th Avenue. 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, "10th Avenue Townhomes."

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 West 10th Avenue. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # ( 2019-DEDICATION-0000161-001 ) HERE.**

A map of the area to be dedicated is attached.

GB/TB/LRA

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Jamie Torres District # 3  
Councilperson Aide, Daisy Rocha Vasquez  
Councilperson Aide, Angelina Gurule  
Councilperson Aide, Ayn Tougaard Slavis  
Councilperson Aide, Sayuri Toribio Rodarte  
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 Bretnauer  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2019-DEDICATION-0000161

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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## 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: April 1, 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 West 10th Avenue, located near the intersection of West 10th Avenue and North Xavier 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: 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:**  
Three multifamily rowhomes have been constructed. The developer was asked to dedicate a parcel of land as West 10<sup>th</sup> Avenue.

6. **City Attorney assigned to this request (if applicable):**

7. **City Council District:** Jamie Torres District # 3

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> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
<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:** 2019-DEDICATION-0000161

**Description of Proposed Project:** Three multifamily rowhomes have been constructed. The developer was asked to dedicate a parcel of land as West 10th Avenue.

**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 West 10th Avenue.

**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 West 10th Avenue, as part of the development project called, "10th Avenue Townhomes."

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



Street parcel to be dedicated

400 0 200 400 Feet

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

1:3,120

Map Generated 3/27/2025

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-0000161-001:**

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

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 12TH DAY OF MARCH, 2020, AT RECEPTION NUMBER 2020036492 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., MONUMENTED AT EACH END WITH A 3 1/4" ALUMINUM CAP IN A RANGE BOX, AND IS ASSUMED TO BEAR N 89°39'43" W, A DISTANCE OF 5245.26 FEET.

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 6; THENCE S 89°39'43" E, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 608.17 FEET; THENCE N 00°20'17" E, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST 10TH AVENUE AND THE POINT OF BEGINNING;

THENCE N 00°20'22" E, A DISTANCE OF 6.00 FEET TO A POINT BEING 6.00 FEET NORTH OF SAID NORTH LINE;

THENCE S 89°39'43" E, PARALLEL WITH AND 6.00 FEET NORTH OF SAID NORTH LINE, A DISTANCE OF 136.69 FEET;

THENCE S 00°20'34" W, A DISTANCE OF 6.00 FEET TO A POINT OF SAID NORTH LINE;

THENCE N 89°39'43" W, ALONG SAID NORTH LINE, A DISTANCE OF 136.69 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL CALCULATED AREA OF 820 SQUARE FEET (0.019) ACRES OF LAND, MORE OR LESS.



03/12/2020 01:29 PM  
City & County of Denver

R \$0.00

WD

2020036492

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: 2019-DEDICATION-0000161 | 2019PM0000256

4925 and 5025 W. 10th Avenue, Denver, CO 80204 | 10<sup>th</sup> Avenue Townhomes ROW Dedication

Asset Mgmt. No.: 20-030

## **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this 10<sup>th</sup> day of March, 2020, by **10<sup>th</sup> Avenue Partners LLC**, a Colorado limited liability company, whose address is 2724 Federal Blvd., Unit 1, Denver, CO 80211, 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:

**10th Avenue Partners LLC, a Colorado Limited Liability Company**

By: Trent Hubbard Manager

Name: Trent Hubbard

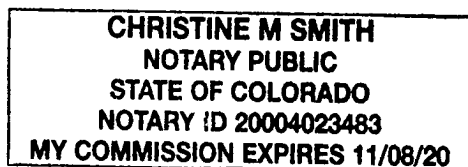
Its: Manager

STATE OF COLORADO )  
 ) ss.  
COUNTY OF JEFFERSON )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of March 2020, by Trent Hubbard, as Manager of 10<sup>th</sup> Avenue Partners LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: 11.08.2020



[Signature]  
Notary Public



2019-PROJMSTR-0000256-ROW-001

# EXHIBIT A

## LAND DESCRIPTION

That portion of the Northwest Quarter of Section 6, Township 4 South, Range 68 West of the 6th P.M., being in the City and County of Denver, State of Colorado, described as follows:

Bearings are based on the South line of the North Half of Section 6, Township 4 South, Range 68 West of the 6th P.M., monumented at each end with a 3 1/4" aluminum cap in a range box, and is assumed to bear N 89°39'43" W, a distance of 5245.26 feet.

COMMENCING at the West 1/4 corner of said Section 6; thence S 89°39'43" E, along the South line of said Northwest Quarter, 608.17 feet; thence N 00°20'17" E, a distance of 30.00 feet to the North right-of-way line of West 10th Avenue and the POINT OF BEGINNING;  
Thence N 00°20'22" E, a distance of 6.00 feet to a point being 6.00 feet North of said North line;  
Thence S 89°39'43" E, parallel with and 6.00 feet North of said North line, a distance of 136.69 feet;  
Thence S 00°20'34" W, a distance of 6.00 feet to a point of said North line;  
Thence N 89°39'43" W, along said North line, a distance of 136.69 feet to the POINT OF BEGINNING.

Containing a total calculated area of 820 square feet (0.019 acres) of land, more or less.



Spencer J. Barron  
State of Colorado Professional Land Surveyor No. 38141  
For and on behalf of Barron Land, LLC

## BARRON LAND

BOUNDARY ▲ MAPPING ▲ SURVEYING ▲ CONSTRUCTION  
2790 N. Academy Blvd. Suite 311 P: 719.360.6827  
Colorado Springs, CO 80917 F: 719.466.6527

[www.BARRONLAND.com](http://www.BARRONLAND.com)

DATE: 11/21/2019

REV. DATE: 01/13/2020

PROJECT No.: 19-081

SHEET 1 OF 2

2019-PROJMSTR-0000256-ROW-001

**EXHIBIT A**

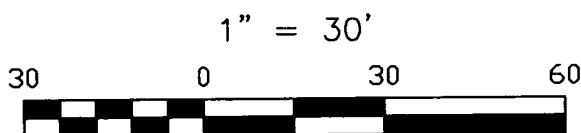
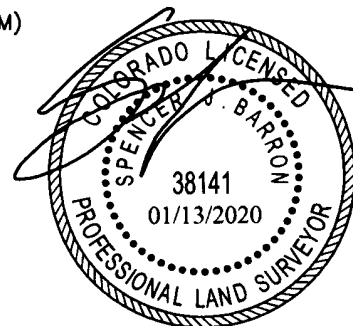
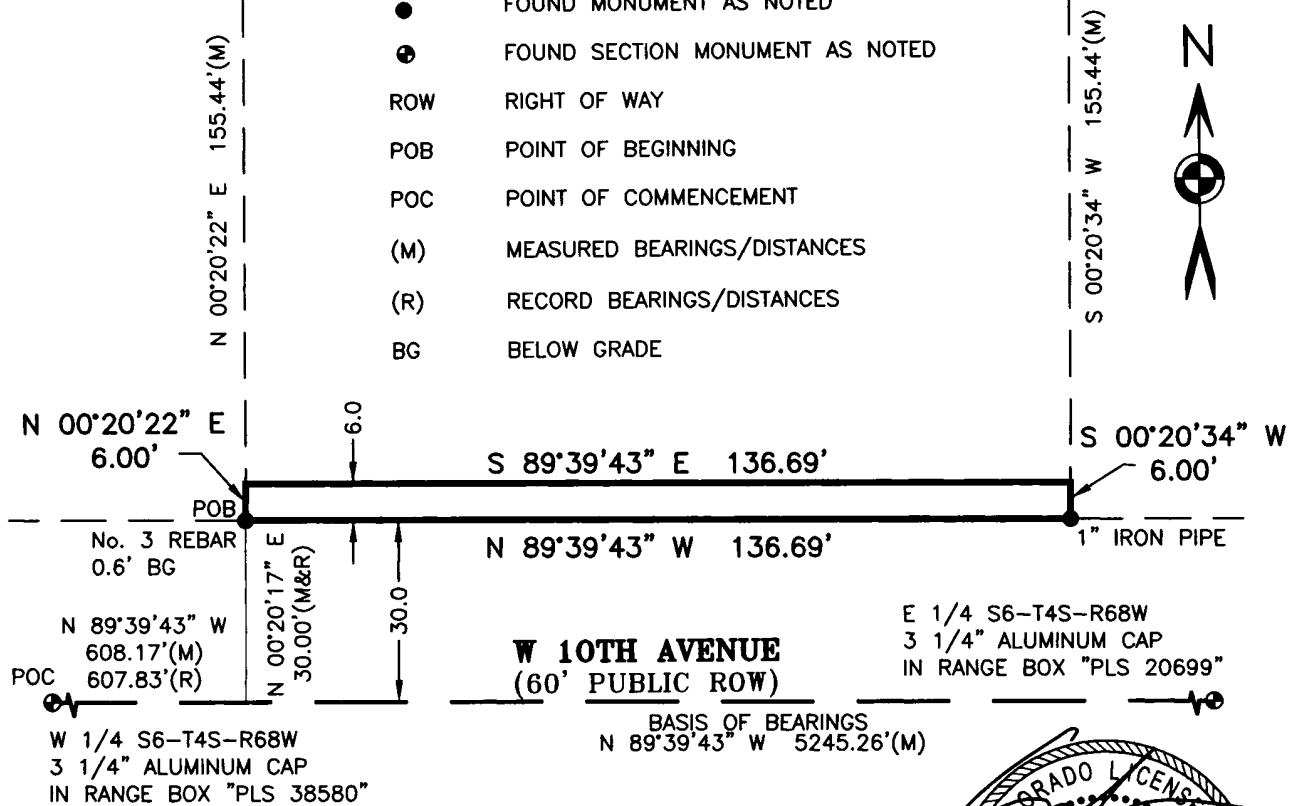
\*UNPLATTED\*

\*UNPLATTED\*

\*UNPLATTED\*

**LEGEND**

- FOUND MONUMENT AS NOTED
- ⊙ FOUND SECTION MONUMENT AS NOTED
- ROW RIGHT OF WAY
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- (M) MEASURED BEARINGS/DISTANCES
- (R) RECORD BEARINGS/DISTANCES
- BG BELOW GRADE

**BARRON  LAND**

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 Colorado Springs, CO 80917 F: 719.466.6527

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DATE: 11/15/2019

REV. DATE: 01/13/2020

PROJECT No.: 19-081

SHEET 2 OF 2