



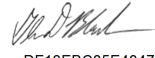
REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

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

DATE: October 28, 2025

ROW #: 2025-DEDICATION-0000067 **SCHEDULE #:** Adjacent to 1) 0231317002000 and 2) 0231317002000

Signed by:

DF13EBC85E48471...

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) West 16th Avenue, located at the intersection of West 16th Avenue and North Zenobia Street, and 2) North Zenobia Street, located at the intersection of North Zenobia Street and West 16th 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 1) West 16th Avenue, and 2) North Zenobia Street. 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, "Zenobia Street Rowhomes."

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 1) West 16th Avenue, and 2) North Zenobia Street. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000067-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/TS/DG

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Jamie Torres District # 3
Councilperson Aide, Daisy Rocha Vasquez
Councilperson Aide, Angelina Gurule
Councilperson Aide, Ayn Tougaard Slavis
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, Martin Plate
Department of Law, Brad Beck
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Thomas Savich
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2025-DEDICATION-0000067

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

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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: October 28, 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 two City-owned parcels of land as Public Right-of-Way as 1) West 16th Avenue, located at the intersection of West 16th Avenue and North Zenobia Street, and 2) North Zenobia Street, located at the intersection of North Zenobia Street and West 16th 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: Dalila Gutierrez	Name: Alaina McWhorter
Email: Dalila.Gutierrez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:
Proposing to scrape an existing single-family residence and build a four-unit townhome structure. The developer was asked to dedicate two parcels of land as 1) West 16th Avenue, and 2) North Zenobia Street

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>	<i>Additional Funds</i>	<i>Total Contract Amount</i>
<i>(A)</i>	<i>(B)</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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

Project Title: 2025-DEDICATION-0000067

Description of Proposed Project: Proposing to scrape an existing single-family residence and build a four-unit townhome structure. The developer was asked to dedicate two parcels of land as 1) West 16th Avenue, and 2) North Zenobia Street.

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 1) West 16th Avenue, and 2) North Zenobia Street.

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

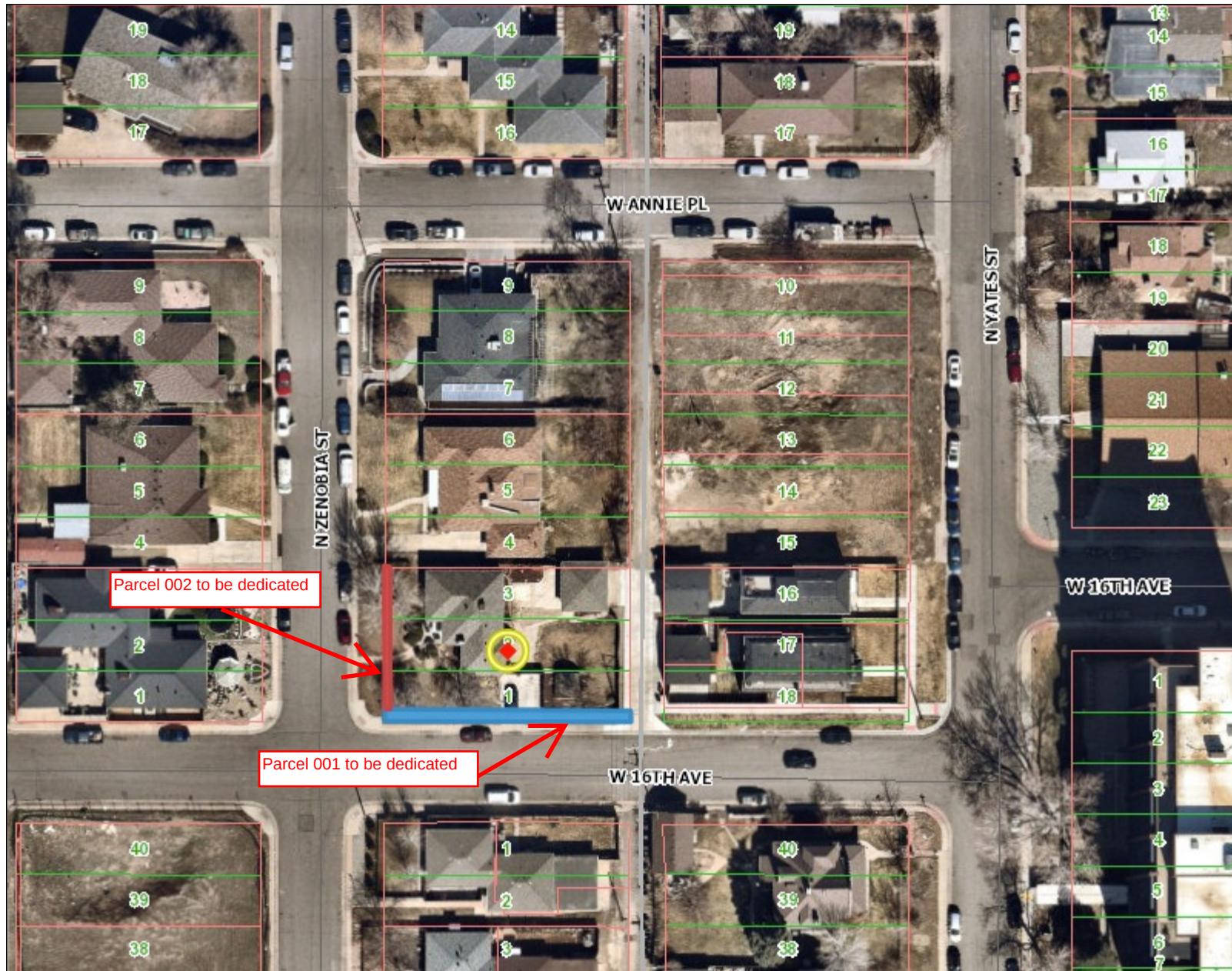
Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) West 16th Avenue, and 2) North Zenobia Street, as part of the development project called, "Zenobia Street Rowhomes."

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave | Denver, CO 80215
www.denvergov.org/dot
Phone: 720-865-3002

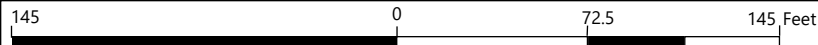
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City and County of Denver



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



WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:1,128

Map Generated 10/28/2025

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. 2025-DEDICATION-0000067-001:

LEGAL DESCRIPTION - STREET PARCEL NO. 1

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 20TH DAY OF OCTOBER, 2025, AT RECEPTION NUMBER 2025103829 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PARCEL A:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING PART OF LOT 1, BLOCK B, ADAMS SUBDIVISION OF UNSUBDIVIDED PORTION OF BRINKHAUS SLOAN LAKE ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 7.00 FEET OF SAID LOT 1, BLOCK B, ADAMS SUBDIVISION OF UNSUBDIVIDED PORTION OF BRINKHAUS SLOAN LAKE ADDITION.

CONTAINING 840 ± SQUARE FEET (0.0193 ± ACRES); MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000067-002:

LEGAL DESCRIPTION - STREET PARCEL NO. 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 20TH DAY OF OCTOBER, 2025, AT RECEPTION NUMBER 2025103829 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PARCEL B:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING PART OF LOTS 1-3, BLOCK B, ADAMS SUBDIVISION OF UNSUBDIVIDED PORTION OF BRINKHAUS SLOAN LAKE ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 2.00 FEET OF SAID LOTS 1 THROUGH 3, BLOCK B, ADAMS SUBDIVISION OF UNSUBDIVIDED PORTION OF BRINKHAUS SLOAN LAKE ADDITION, EXCEPT THE SOUTH 7.00 FEET OF SAID LOT 1.

CONTAINING 136 ± SQUARE FEET (0.0031 ± ACRES); MORE OR LESS.



10/20/2025 01:26 PM
City & County of Denver
Electronically Recorded

R \$0.00

WD

D \$0.00

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-0000067
Asset Mgmt No.: 25-237

No Fee

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 20th day of October, 2025, by **1600 ZENOBIA PARTNERS, LLC**, a Colorado limited liability company, whose address is 7830 West Alameda Avenue, #337, Lakewood, CO 80226, 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:

1600 ZENOBIA PARTNERS, LLC, a Colorado limited liability company

By: [Signature]

Name: DAVID S. HELLER

Its: MANAGING MEMBER

STATE OF Colorado)
) ss.
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 20th day of October, 2025
by David S. Heller, as Managing Member of 1600 ZENOBIA PARTNERS,
LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 08/26/2028

[Signature]
Notary Public

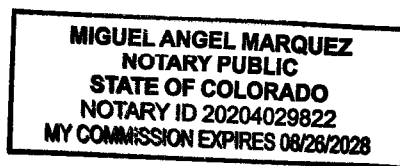


EXHIBIT A
PAGE 1 OF 2

2024PM267-ROW

PARCEL A:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING PART OF LOT 1, BLOCK B, ADAMS SUBDIVISION OF UNSUBDIVIDED PORTION OF BRINKHAUS SLOAN LAKE ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 840 ± SQUARE FEET (0.0193 ± ACRES); MORE OR LESS.

PARCEL B:

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CONTAINING 136 ± SQUARE FEET (0.0031 ± ACRES); MORE OR LESS.

KARL
W.
FRAN
KLIN

Digitally signed by
KARL W. FRANKLIN
DN: cn=KARL W.
FRANKLIN,
o=ALTITUDE LAND
CONSULTANTS,
INC., ou=ALC,
email=KARL@ALTIT
UDELANDCO.COM,
c=US
Date: 2025.04.28
10:17:43 -06'00'



Prepared By:
Altitude Land Consultants, Inc
Karl W. Franklin, PE-PLS-EXW
Colorado PLS 37969

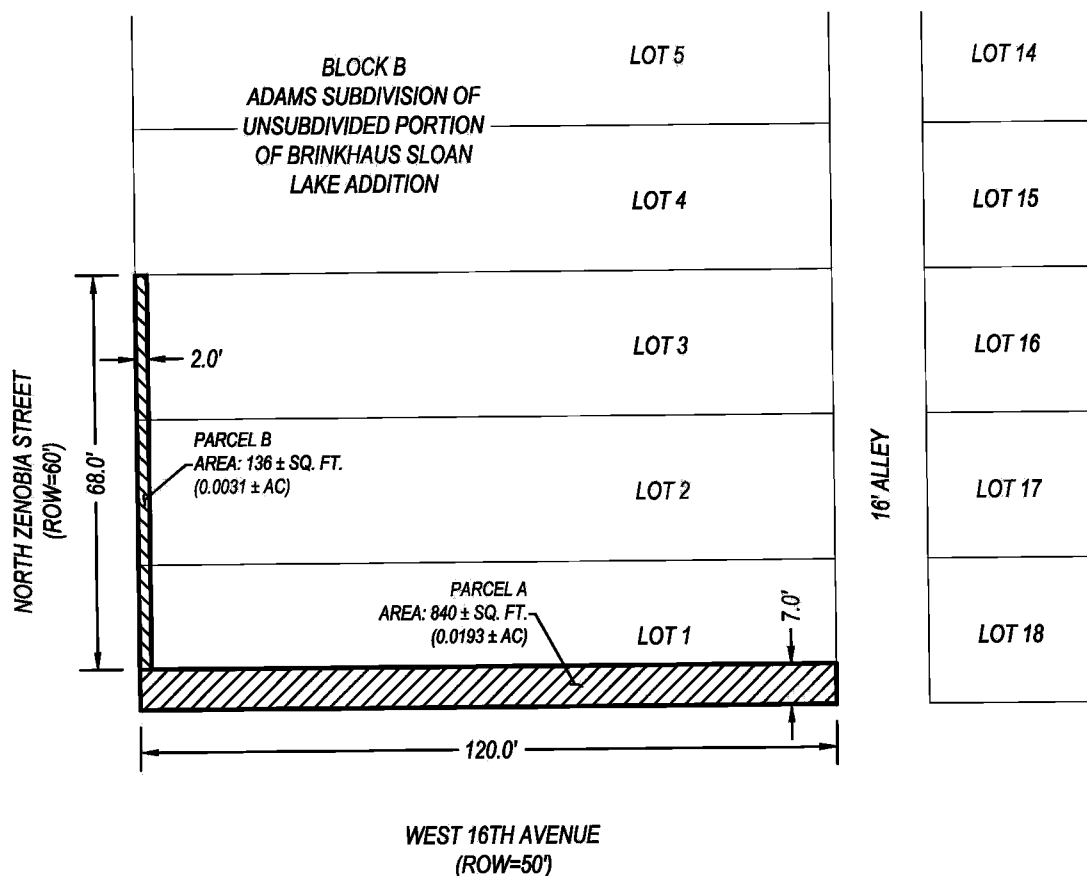
Date: 4/16/2025
Job No. 24-120

3461 Ringsby Court, Suite 125
Denver, CO 80216

720.594.9494
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

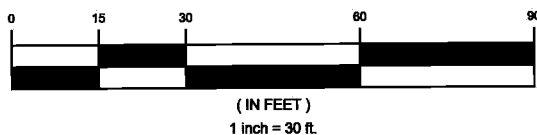
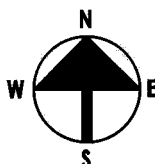
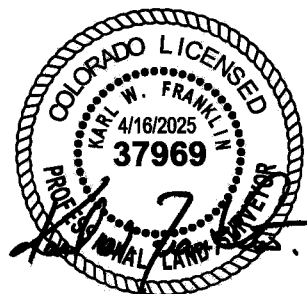
EXHIBIT A
PAGE 2 OF 2

2024PM267-ROW



KARL W.
FRANKLIN

Digitally signed by KARL W. FRANKLIN
DN: cn=KARL W. FRANKLIN,
o=ALTITUDE LAND CONSULTANTS
INC., ou=LLC,
email=KARL@ALTITUDELANDCO.COM,
c=US
Date: 2025.04.28 10:17:56 -06'00'



LEGEND:

- ADJACENT PROPERTY LINE
- PARCEL A AREA
- PARCEL B AREA