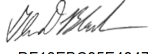




**REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY**

**TO:** Katherine Ehlers, City Attorney’s Office  
**FROM:** Glen D. Blackburn, P.E., Director, Right-of-Way Services  
**DATE:** April 20, 2026  
**ROW #:** 2025-DEDICATION-0000093 **SCHEDULE #:** Adjacent to 1) 0506416009000 and 2) 0506416009000

Signed by:  
  
DF13EBC85E48471...

**TITLE:** This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) West 10<sup>th</sup> Avenue, located at the intersection of West 10<sup>th</sup> Avenue and North Meade Street, and 2) Public Alley, bounded by West 10<sup>th</sup> Avenue, North Meade Street, West 12<sup>th</sup> Avenue and North Lowell Boulevard.

**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 10<sup>th</sup> Avenue, and 2) 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, “3625 W 10<sup>th</sup> Ave.”

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 10<sup>th</sup> Avenue, and 2) Public Alley. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000093-001, 002) HERE.**

A map of the area to be dedicated is attached.

GB/DS/DG

- cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)
- City Councilperson, Jamie Torres District # 3
- Councilperson Aide, Daisy Roch a 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, Brad Beck
- Department of Law, Katherine Ehlers
- Department of Law, Janet Valdez
- Department of Law, Mar’quasa Maes
- DOTI Survey, Dana Sperling
- DOTI Ordinance
- MileHighOrdinance
- Owner: City and County of Denver
- Project file folder 2025-DEDICATION-0000093

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:** April 20, 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 two City-owned parcels of land as Public Right-of-Way as 1) West 10th Avenue, located at the intersection of West 10th Avenue and North Meade Street, and 2) Public Alley, bounded by West 10th Avenue, North Meade Street, West 12th Avenue and North Lowell Boulevard.

**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:**  
 Proposing to demolish an existing duplex and build an apartment structure. The developer was asked to dedicate two parcels of land as 1) West 10<sup>th</sup> Avenue, and 2) Public Alley.

**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?

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

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

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



## EXECUTIVE SUMMARY

Project Title: 2025-DEDICATION-0000093

Description of Proposed Project: Proposing to demolish an existing duplex and build an apartment structure. The developer was asked to dedicate two parcels of land as 1) West 10th Avenue, and 2) 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 1) West 10<sup>th</sup> Avenue, and 2) 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

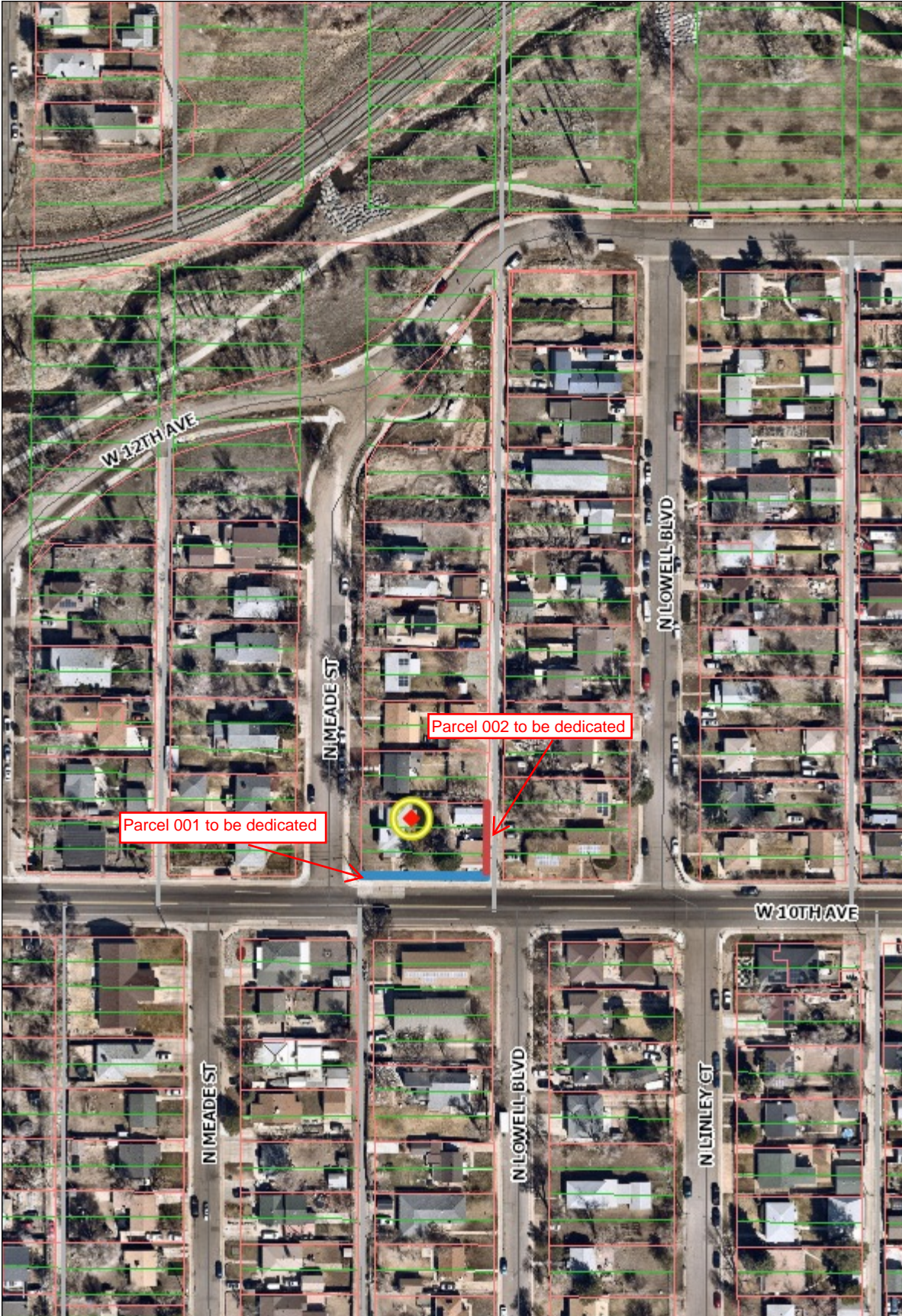
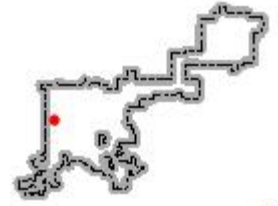
Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) West 10<sup>th</sup> Avenue, and 2) Public Alley, as part of the development project called, "3625 E 10<sup>th</sup> Ave."

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

**CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV**

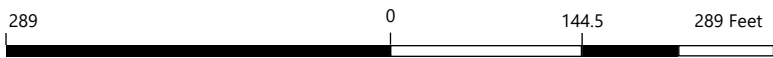


# City and County of Denver



### Legend

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



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

1: 2,257

Map Generated: 4/16/2026

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.

2023-PROJMSTR-0000187-ROW

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000093-001:**

**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 15TH DAY OF APRIL, 2026, AT RECEPTION NUMBER 2026051213 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOT 24, BLOCK 16, WEST VILLA PARK, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE SOUTH 4.00 FEET OF LOT 24, BLOCK 16, WEST VILLA PARK.

CONTAINING 500 SQUARE FEET OR 0.011 ACRE OF LAND, MORE OR LESS.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000093-002:**

**LEGAL DESCRIPTION - ALLEY PARCEL NO.2**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 15TH DAY OF APRIL, 2026, AT RECEPTION NUMBER 2026051213 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 22, 23, AND 24, BLOCK 16, WEST VILLA PARK, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE EAST 2.50 FEET OF LOTS 22, 23, AND 24, BLOCK 16, WEST VILLA PARK, EXCEPTING THE SOUTH 4.00 FEET OF LOT 24.

CONTAINING 177 SQUARE FEET OR 0.004 ACRE OF LAND, MORE OR LESS.



04/15/2026 04:23 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-0000093**  
**Asset Mgmt No.: 26-044**

**No Fee**

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 24th day of March, 2026, by **3625-3635 WEST 10<sup>TH</sup> AVENUE TRUST**, whose address is 90 W 84th Ave., Denver, CO 80260, 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.



# EXHIBIT A

## LAND DESCRIPTION

### PARCEL 1

A PORTION OF LOT 24, BLOCK 16, WEST VILLA PARK, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE SOUTH 4.00 FEET OF LOT 24, BLOCK 16, WEST VILLA PARK.

CONTAINING 500 SQUARE FEET OR 0.011 ACRE OF LAND, MORE OR LESS.

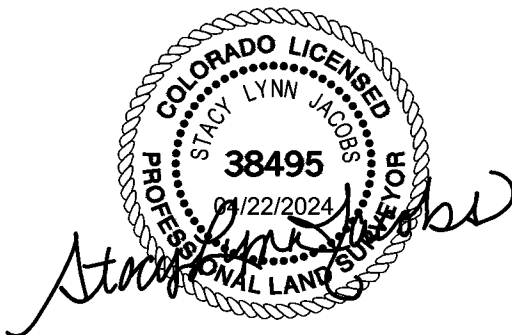
### PARCEL 2

A PORTION OF LOTS 22, 23, AND 24, BLOCK 16, WEST VILLA PARK, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

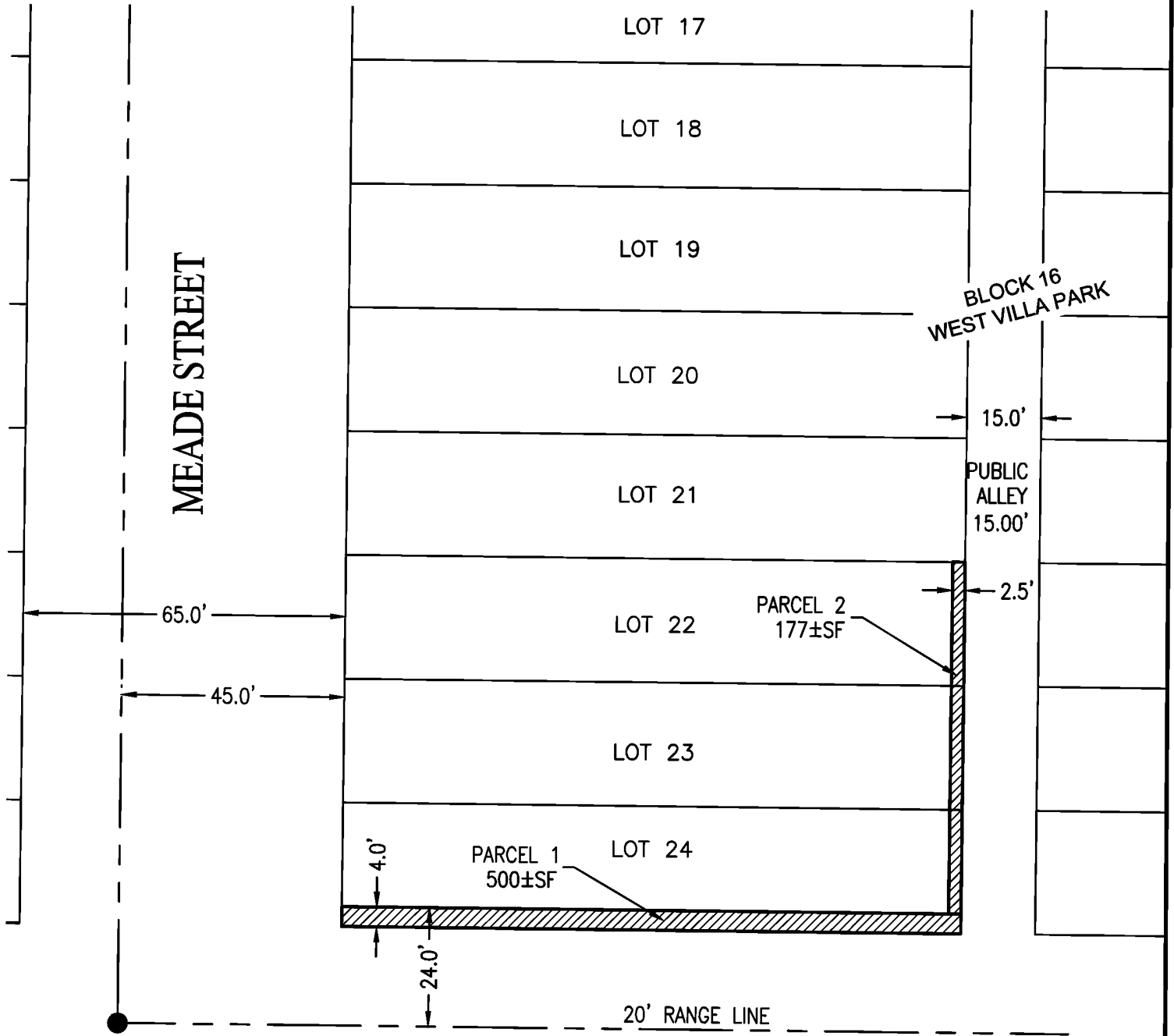
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CONTAINING 177 SQUARE FEET OR 0.004 ACRE OF LAND, MORE OR LESS.

STACY LYNN JACOBS, PLS  
COLORADO REG. NO. 38495  
FOR, AND ON BEHALF OF:  
BRIGHTLIGHTER  
ENGINEERING



# EXHIBIT A

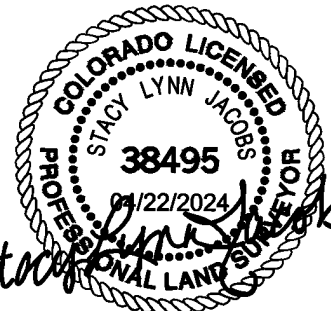


W. 10TH AVE.  
(ROW WIDTH VARIES)



**BRIGHTLIGHTER**  
ENGINEERING

SCALE: 1"=30'



*Stacy Lynn Jacobs*