



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: October 1, 2024

ROW #: 2024-DEDICATION-0000188 **SCHEDULE #:** 0506124053000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as North Tennyson Street, located near the intersection of North Tennyson Street and West 13th 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 North Tennyson 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, "1250 N Tennyson St."

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 North Tennyson Street. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2024-DEDICATION-0000188-001) HERE.

A map of the area to be dedicated is attached.

GB/TB/LRA

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, Manager's Office, Alaina McWhorter
DOTI, Director, Right-of-Way Services, Glen Blackburn
Department of Law, Johna Varty
Department of Law, Martin Plate
Department of Law, Kwali Farbes
Department of Law, Ivone Avila-Ponce
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Thomas Breitnauer
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2024-DEDICATION-0000188

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

Date of Request: October 1, 2024

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 North Tennyson Street, located near the intersection of North Tennyson Street and West 13th 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: Lisa.ayala@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:
Scrape existing structures and build five new duplexes. The developer has been asked to dedicate a parcel of land as North Tennyson 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> (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: 2024-DEDICATION-0000188

Description of Proposed Project: Scrape existing structures and build five new duplexes. The developer has been asked to dedicate a parcel of land as North Tennyson 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 North Tennyson 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 North Tennyson Street, as part of the development project called, "1250 N Tennyson St."

City and County of Denver



200

0

100

200 Feet

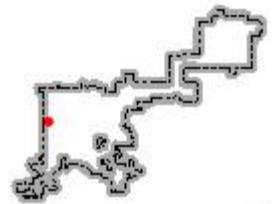
WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1: 1,560

Map Generated 9/25/2024

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.



Legend

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

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000188-001:

LEGAL DESCRIPTION – STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 26TH DAY OF FEBRUARY, 2021, AT RECEPTION NUMBER 2021035721 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOTS 11 THROUGH 16, BLOCK 8, OF WEST VILLA PARK SUBDIVISION, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: NORTH 00°35'40" EAST A DISTANCE OF 638.60', BEING THE BEARING AND DISTANCE OF THE 20' RANGE LINE IN N. TENNYSON STREET BETWEEN W. 13TH AVENUE AND W. 12 TH AVENUE, AS DEFINED AND MEASURED BETWEEN A FOUND CHISELED "X" ON STONE IN RANGE BOX AT INTERSECTION OF N. TENNYSON STREET AND W. 120TH AVENUE, AND A FOUND CHISELED "X" AT THE RANGE LINE INTERSECTION OF N. TENNYSON STREET AND WEST 13TH AVENUE.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11, BLOCK 8, WEST VILLA PARK; THENCE ALONG THE NORTH LINE OF SAID LOT 11, BLOCK 8, SOUTH 89°24'52" EAST A DISTANCE OF 3.00 FEET;

THENCE DEPARTING SAID NORTH LINE LOT 11, BLOCK 8, SOUTH 00°35'40" WEST, PARALLEL WITH AND 3 FEET EAST OF THE WEST LINE OF SAID BLOCK 8, A DISTANCE OF 125.34 FEET TO A POINT ON THE NORTHWESTERLY LINE OF A RIGHT OF WAY DEDICATION AT ORDINANCE NUMBER 2005, SERIES 798, RECORDED AT RECEPTION NUMBER 2005190432 DATED NOVEMBER 7, 2005;

THENCE ALONG SAID NORTHWESTERLY LINE NORTH 44°23'32 WEST A DISTANCE OF 4.24 FEET TO A POINT ON THE WEST LINE SAID LOT 15, BLOCK 8;

THENCE ALONG THE WEST LINE OF SAID LOTS 11 THROUGH 15, BLOCK 8, NORTH 00°35'40" EAST A DISTANCE OF 122.34 FEET TO SAID NORTHWEST CORNER LOT 11, BLOCK 8, AND THE POINT OF BEGINNING.

CONTAINING +/-372 SQUARE FEET OR +/-0.009 ACRES OF LAND, MORE OR LESS.



02/26/2021 09:38 AM
City & County of Denver

R \$0.00

WD

2021035721

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: 2021-Dedication-0000020
Asset Mgmt No.: 21-033

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 23 day of February, 2021, by 1250 TENNYSON LLC, a Colorado limited liability company, whose address is 2079 W. 44th Ave., 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:

1250 TENNYSON LLC, a Colorado limited liability company

By: Enrico Caccioni

Name: Enrico Caccioni

Its: Manager

STATE OF Colorado)
COUNTY OF Denver) ss.

The foregoing instrument was acknowledged before me this 23 day of February, 2021
by Enrico Caccioni, as Manager of 1250 TENNYSON LLC, a
Colorado limited liability company.

Witness my hand and official seal.

My commission expires: _____

Ludmilla Ondo
Notary Public

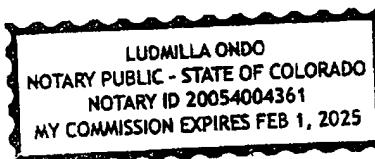


EXHIBIT A
LAND DESCRIPTION
SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF LOTS 11 THROUGH 16, BLOCK 8, OF WEST VILLA PARK SUBDIVISION, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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End of Legal Description.

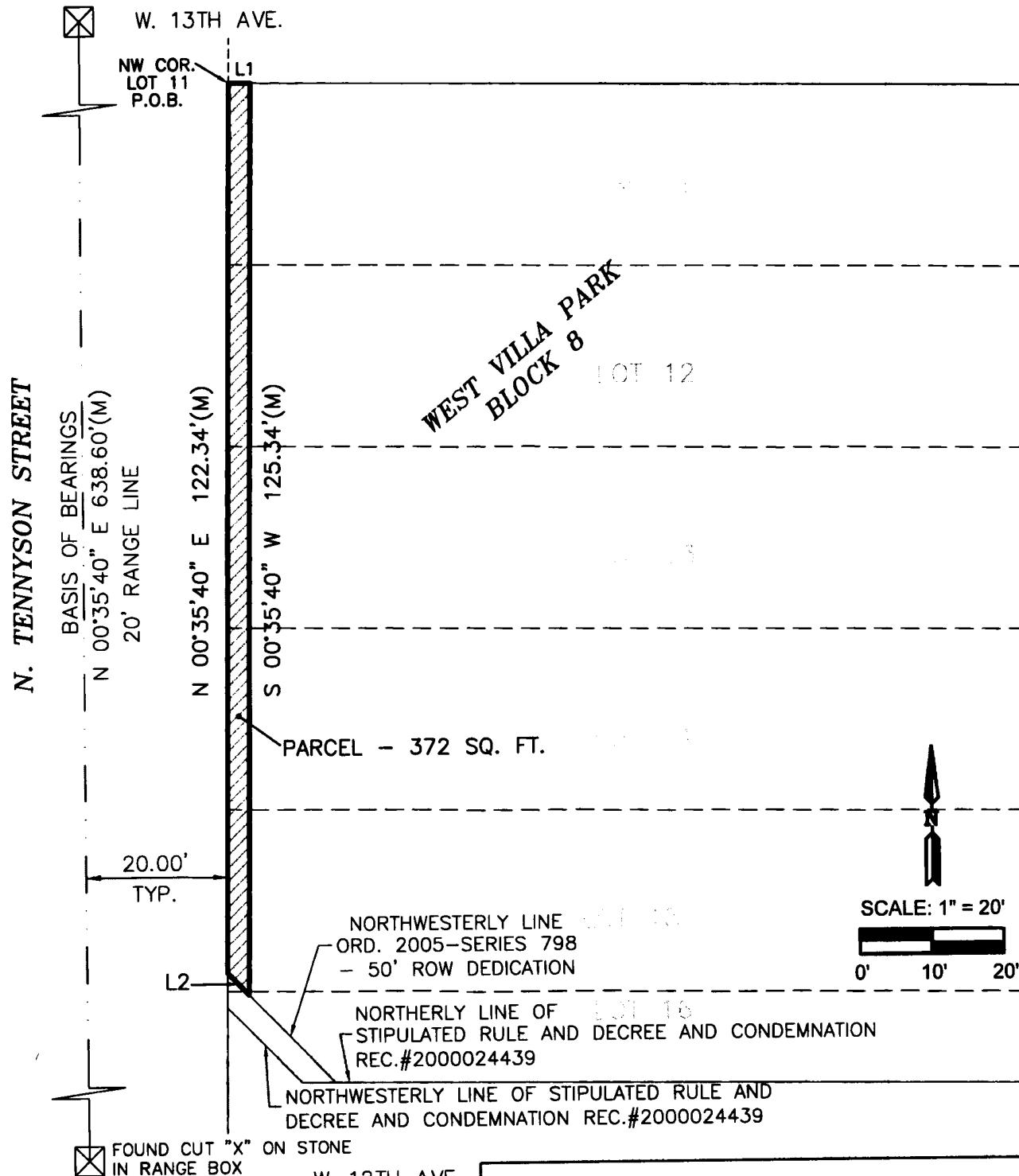


Richard B. Gabriel, P.L.S.
Colorado License #37929
For and on behalf of Power Surveying
Company, Inc.
303-702-1617



EXHIBIT A
EXHIBIT OF LAND DESCRIPTION
SHEET 2 OF 2

FOUND CUT "X" ON STONE
 IN RANGE BOX



LINE	BEARING	DISTANCE
L1	S 89°24'52" E	3.00'
L2	N 44°23'32" W	4.24'

LEGEND

P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT

