

**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 13<sup>th</sup> 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](mailto: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

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

# 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: 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: <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:**  
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?

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*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 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

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



### Legend

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

200 0 100 200 Feet

**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. 44<sup>th</sup> 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: [Signature]

Name: Enrico Cacciani

Its: Manager

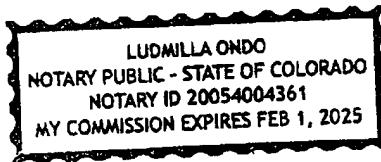
STATE OF Colorado )  
COUNTY OF Denver ) ss.

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

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

[Signature]  
Notary Public





**EXHIBIT A  
LAND DESCRIPTION  
SHEET 1 OF 2**

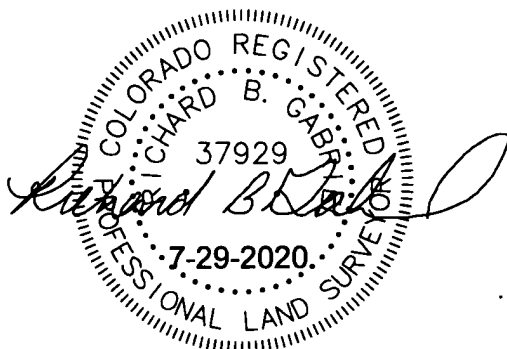
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CONTAINING ±372 SQUARE FEET OR ±0.009 ACRES OF LAND, MORE OR LESS.

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



720 W. 84TH AVE., UNIT #240  
THORNTON, COLORADO 80280

PH. 303-702-1617  
FAX. 303-702-1488  
WWW.POWERSURVEYING.COM

DRAWING BY: BJJ

DATE: 2/11/2021

**EXHIBIT A**  
**EXHIBIT OF LAND DESCRIPTION**  
**SHEET 2 OF 2**

FOUND CUT "X" ON STONE  
 IN RANGE BOX

**N. TENNYSON STREET**

W. 13TH AVE.  
 NW COR.  
 LOT 11  
 P.O.B.

BASIS OF BEARINGS  
 N 00°35'40" E 638.60'(M)  
 20' RANGE LINE

N 00°35'40" E 122.34'(M)  
 S 00°35'40" W 125.34'(M)

**WEST VILLA PARK**  
**BLOCK 8**  
 LOT 12

PARCEL - 372 SQ. FT.

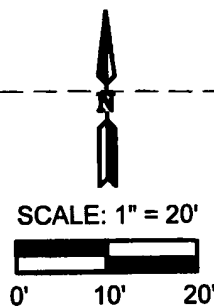
20.00'  
 TYP.

NORTHWESTERLY LINE  
 ORD. 2005-SERIES 798  
 - 50' ROW DEDICATION

NORTHERLY LINE OF  
 STIPULATED RULE AND DECREE AND CONDEMNATION  
 REC.#2000024439

NORTHWESTERLY LINE OF STIPULATED RULE AND  
 DECREE AND CONDEMNATION REC.#2000024439

FOUND CUT "X" ON STONE  
 IN RANGE BOX  
 W. 12TH AVE.



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



**POWER**<sup>TM</sup>  
 Surveying Company, Inc.

*Established 1948*

720 W. 84TH AVE., UNIT #240  
 THORNTON, COLORADO 80260

PH. 303-702-1817  
 FAX. 303-702-1488  
 WWW.POWERSURVEYING.COM

DRAWING BY: BJJ

DATE: 2/11/2021