



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: December 11, 2025

ROW #: 2025-DEDICATION-0000180 **SCHEDULE #:** 1) 0214305072000, and 2) 0214305071000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) East 51st Avenue, located at the intersection of East 51st Avenue and North Clarkson Street, and 2) East 51st Avenue, located near the intersection of East 51st Avenue and North Clarkson 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 1) East 51st Avenue, and 2) East 51st 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, "51st Ave Improvements (PAR 12 & 12A)."

Signed by:

DF13EBC85E48471...

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) East 51st Avenue, and 2) East 51st Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000180-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/JL/DG

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Darrell Watson District # 9
Councilperson Aide, Bonnie Guillen
Councilperson Aide, Dwight Clark
Councilperson Aide, Darius Shelby
Councilperson Aide, Lynne Lombard
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
DOTI Survey, Johanna Lee
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2025-DEDICATION-0000180

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 questionsDate of Request: December 11, 2025Please mark one: ☐ Bill Request or ☒ Resolution RequestPlease 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) East 51st Avenue, located at the intersection of East 51st Avenue and North Clarkson Street, and 2) East 51st Avenue, located near the intersection of East 51st Avenue and North Clarkson 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: 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:Proposed East 51st Avenue improvement project is an important connection from National Western Complex to Washington Street to eliminate offset at intersection on East 51st Avenue near Washington Street. The developer was asked to dedicate two parcels of land as 1) East 51st Avenue, and 2) East 51st Avenue.**6. City Attorney assigned to this request (if applicable):****7. City Council District:** Darrel Watson, District# 9**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?



EXECUTIVE SUMMARY

Project Title: 2025-DEDICATION-0000180

Description of Proposed Project: Proposed East 51st Avenue improvement project is an important connection from National Western Complex to Washington Street to eliminate offset at intersection on East 51st Avenue near Washington Street. The developer was asked to dedicate two parcels of land as 1) East 51st Avenue, and 2) East 51st 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 1) East 51st Avenue, and 2) East 51st 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 1) East 51st Avenue, and 2) East 51st Avenue, as part of the development project called, "51st Ave Improvements (PAR 12 & 12A)."

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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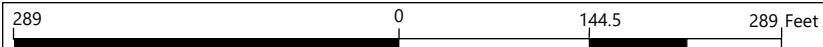


City and County of Denver



Legend

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



PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000180-001:

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 18TH DAY OF September, 2025, AT RECEPTION NUMBER 2025094384 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A parcel of land No. RW-12 of the City and County of Denver, State of Colorado containing 934 sq. ft. (0.021 acres), more or less, in the Southwest One-Quarter of Section 14, Township 3 South, Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a parcel of land recorded at Reception Number 2013155413, City and County of Denver Records and a portion of Lot 15, Block 1, W.H. Clark's Subdivision, being more particularly described as follows:

Beginning at a point on the west Right-of-Way line of Clarkson St. (60' R.O.W.), also being the east line of said parcel of land, whence the West One-Quarter Corner of said Section 14 bears N. 20°07'08" W., a distance of 764.69 feet, said point also being the POINT OF BEGINNING;

1. Thence along said west Right-of-Way line of Clarkson St. (60' R.O.W.) S. 00°15'45" W., a distance of 16.70 feet to the north Right-of-Way line of E. 51st Ave. (46.8' R.O.W.), also being the southeast corner of said parcel of land;
2. Thence along said north Right-of-Way line of E. 51st Ave. (46.8' R.O.W.), N. 89°50'44" W., a distance of 88.33 feet;
3. Thence departing said north right-of-way line on the arc of a curve to the left and non-tangent to the previously described course, a radius of 64.50 feet, a central angle of 13°03'59", a distance of 14.71 feet, (a chord bearing N. 76°28'56" E., a distance of 14.68 feet);
4. Thence on the arc of a reverse curve to the right, a radius of 215.00 feet, a central angle of 20°09'45", a distance of 75.66 feet, (a chord bearing N. 80°01'49" E., a distance of 75.27 feet) to the POINT OF BEGINNING.

The above-described parcel contains 934 sq. ft. (0.021 acres), more or less.

Basis of Bearings: All bearings are based on a line between the south One-Sixteenth Corner of said Section 14 and Section 15, Township 3 South, Range 68 West, of the 6th P.M. (Fnd. 2-1/2" Aluminum Cap, Illegible) and the West One-Quarter Corner of said Section 14, Township 3 South, Range 68 West, of the 6th P.M. (Fnd. 3-1/4" Aluminum Cap "PLS 27259, 2015") having a grid bearing of N. 00°13'38" E.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000180-002:

LAND DESCRIPTION - STREET PARCEL NO. 2

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF September, 2025, AT RECEPTION NUMBER 2025094384 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A parcel of land No. RW-12A of the City and County of Denver, State of Colorado containing 16 sq. ft., more or less, in the Southwest One-Quarter of Section 14, Township 3 South, Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a parcel of land recorded at Reception Number 2013155413, City and County of Denver Records and a portion of Lot 15, Block 1, W.H. Clark's Subdivision, being more particularly described as follows:

Beginning at a point on the north Right-of-Way line of E. 51st Ave. (46.8' R.O.W.), also being the south line of said parcel of land, whence the West One-Quarter Corner of said Section 14 bears N. 10°58'55" W., a distance of 748.11 feet, said point also being the POINT OF BEGINNING;

1. Thence along said north Right-of-Way line of E. 51st Ave. (46.8' R.O.W.) N. 89°50'44" W., a distance of 4.49 feet to the east line of a sixteen-foot alley per said Block 1, W.H. Clark's Subdivision, also being the southwest corner of said parcel of land;
2. Thence along said east line of a sixteen-foot alley per Block 1, W.H. Clark's Subdivision, N. 00°14'41" E., a distance of 7.17 feet;

2021-PROJMSTR-0000489

3. Thence departing said east line S. $31^{\circ}51'04''$ E., a distance of 8.45 feet to the POINT OF BEGINNING.

The above-described parcel contains 16 sq. ft., more or less.

Basis of Bearings: All bearings are based on a line between the south One-Sixteenth Corner of said Section 14 and Section 15, Township 3 South, Range 68 West, of the 6th P.M. (Fnd. 2-1/2" Aluminum Cap, Illegible) and the West One-Quarter Corner of said Section 14, Township 3 South, Range 68 West, of the 6th P.M. (Fnd. 3-1/4" Aluminum Cap "PLS 27259, 2015") having a grid bearing of N. $00^{\circ}13'38''$ E.

No Fee

2025094384

Page: 1 of 6

09/18/2025 04:28 PM
City & County of Denver
Electronically Recorded

R \$0.00

WD

D \$0.00

Project Description: WASG - 51st Avenue
Asset Mgmt No.: 25-214**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 15th day of September, 2025, by **JOANIE M. BROWN AND JOSEPH C. BROWN**, Joint Tenants in Common, whose address is 10623 Shady Pines Dr., Morrison, CO 80645 ("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 the Grantor, for and in consideration of the sum of ONE HUNDRED THREE THOUSAND FIVE HUNDRED TEN AND 00/100 DOLLARS (\$103,510.00) 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 the Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by the Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on Exhibit A attached 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 the 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 the Grantee, and its successors and assigns forever. The 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 the Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor.

No separate bill of sale with respect to improvements on the Property will be executed.

IN WITNESS WHEREOF, the Grantor has executed this Deed on the date set forth above.

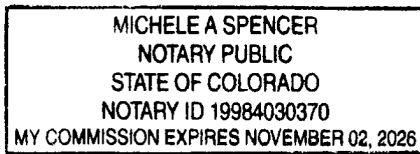
GRANTOR
Joanie M. Brown
Joseph C. Brown

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 25th day of September, 2025 by Joanie M. Brown and Joseph C. Brown.

Witness my hand and official seal.

My commission expires: _____



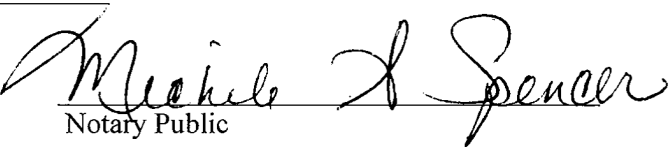

Notary Public

EXHIBIT "A"

SURVAPP

**PARCEL NUMBER: RW-12
5113 CLARKSON ST.
SHEET 1 OF 2**

LAND DESCRIPTION

A parcel of land No. RW-12 of the City and County of Denver, State of Colorado containing 934 sq. ft. (0.021 acres), more or less, in the Southwest One-Quarter of Section 14, Township 3 South, Range 68 West, of the 6th Principal Meridian, in Denver County, Colorado, also being within a parcel of land recorded at Reception Number 2013155413, City and County of Denver Records and a portion of Lot 15, Block 1, W.H. Clark's Subdivision, being more particularly described as follows:

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2. Thence along said north Right-of-Way line of E. 51st Ave. (46.8' R.O.W.), N. 89°50'44" W., a distance of 88.33 feet;
3. Thence departing said north right-of-way line on the arc of a curve to the left and non-tangent to the previously described course, a radius of 64.50 feet, a central angle of 13°03'59", a distance of 14.71 feet, (a chord bearing N. 76°28'56" E., a distance of 14.68 feet);
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The above-described parcel contains 934 sq. ft. (0.021 acres), more or less.

Basis of Bearings: All bearings are based on a line between the south One-Sixteenth Corner of said Section 14 and Section 15, Township 3 South, Range 68 West, of the 6th P.M. (Fnd. 2-1/2" Aluminum Cap, Illegible) and the West One-Quarter Corner of said Section 14, Township 3 South, Range 68 West, of the 6th P.M. (Fnd. 3-1/4" Aluminum Cap "PLS 27259, 2015") having a grid bearing of N. 00°13'38" E.

For and on behalf of:
105 West, Incorporated
Richard D. Muntean, PLS 38189
4201 E. Yale Ave., Ste. 230
Denver, Co 80222

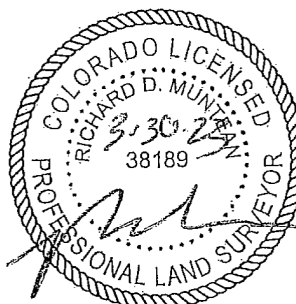


EXHIBIT A

THIS EXHIBIT IS A GRAPHIC DEPICTION OF THE PARCEL DESCRIBED ON THE ATTACHED LEGAL DESCRIPTION AND IS NOT INTENDED TO INCLUDE SURVEY PLAT REQUIREMENTS AS DEFINED IN CRS 38-51-106.

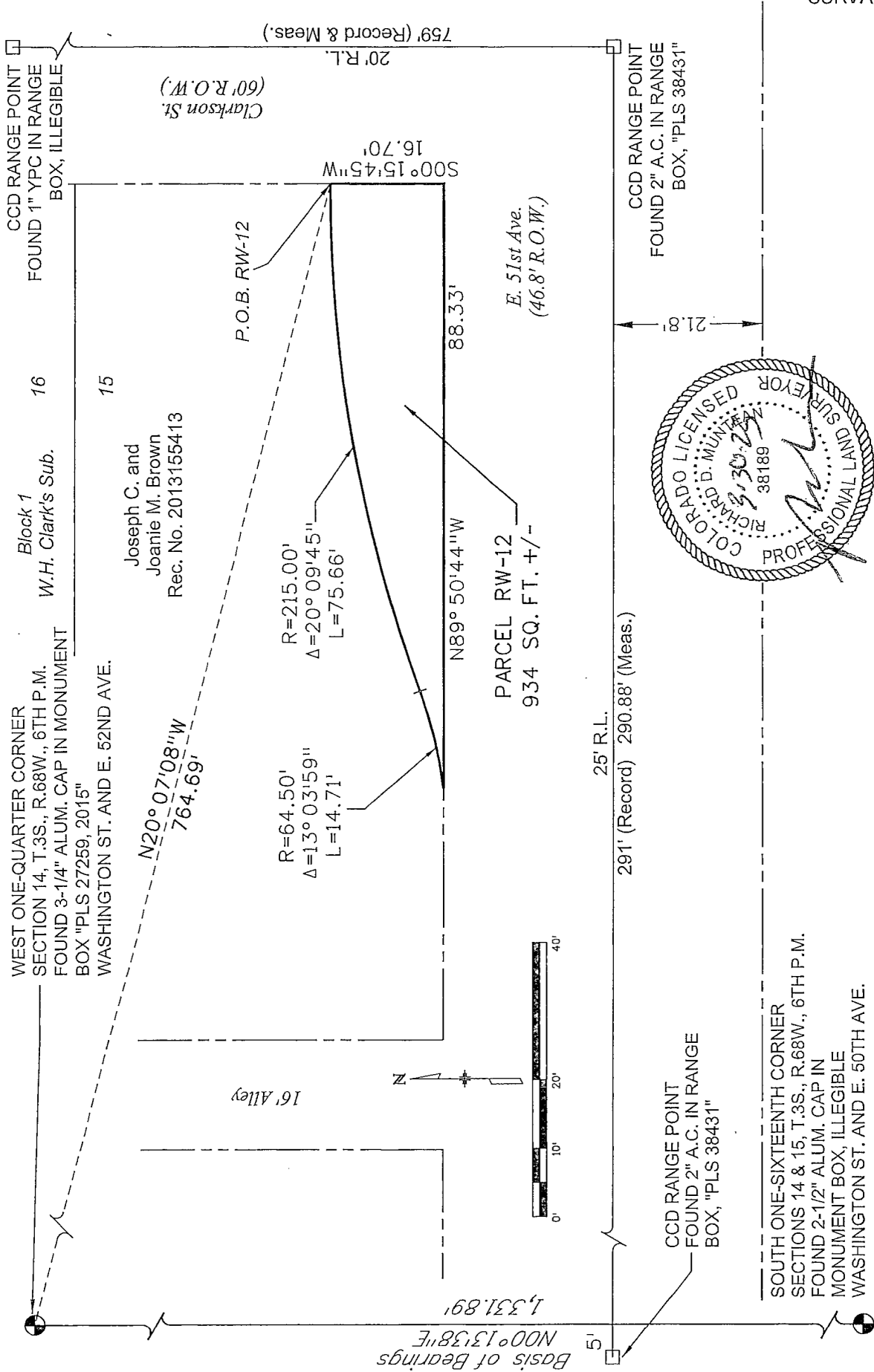


EXHIBIT	TO ACCOMPANY	LEGAL	DESCRIPTION
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Job No.: 169-0008.7

Scale: 1" = 20'

Date: February 23, 2023

Page 2 of 2

Drawn By: SDB

PARCEL RW-12

SOUTHWEST ONE-QUARTER SECTION 14,

T. 3 S., R. 68 W., 6TH P.M.

CITY & COUNTY OF DENVER, COLORADO

105WEST

4201 E. Yale Ave., STE 230
Denver, CO 80222

EXHIBIT "A"

SURVAPP

**PARCEL NUMBER: RW-12A
5113 CLARKSON ST.
SHEET 1 OF 2**

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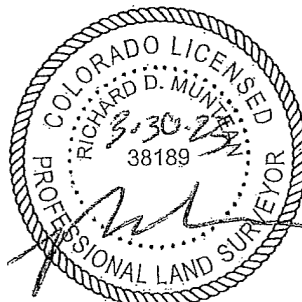
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