



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

**TO:** Katherine Ehlers, City Attorney's Office

Signed by:



DF13EBC85E48471...

**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 51<sup>st</sup> Avenue, located at the intersection of East 51<sup>st</sup> Avenue and North Clarkson Street, and 2) East 51<sup>st</sup> Avenue, located near the intersection of East 51<sup>st</sup> 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 51<sup>st</sup> Avenue, and 2) East 51<sup>st</sup> 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, "51<sup>st</sup> Ave Improvements (PAR 12 & 12A)."

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 51<sup>st</sup> Avenue, and 2) East 51<sup>st</sup> 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](mailto: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

**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:** December 11, 2025Please 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) 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: <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:**

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



# City and County of Denver



289 0 144.5 289 Feet

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

1: 2,257

Map Generated 12/11/2025

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.



## 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 6<sup>th</sup> 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. 51<sup>st</sup> 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. 51<sup>st</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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. 51<sup>st</sup> 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. 51<sup>st</sup> 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°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 6<sup>th</sup> 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 6<sup>th</sup> P.M. (Fnd. 3-1/4" Aluminum Cap "PLS 27259, 2015") having a grid bearing of N. 00°13'38" E.



2025094384

Page: 1 of 6

**No Fee**

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

R \$0.00

D \$0.00

WD

Project Description: WASG - 51st Avenue  
 Asset Mgmt No.: 25-214

### **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this 15<sup>th</sup> 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");

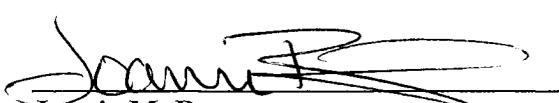
TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

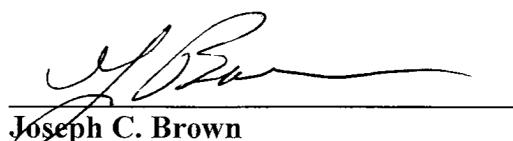
TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto the Grantee, and its successors and assigns forever. The Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property 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

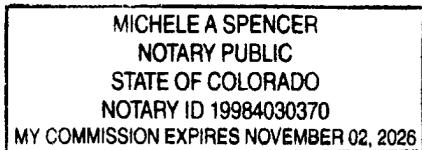
  
 Joseph C. Brown

STATE OF COLORADO )  
                          )  
COUNTY OF DOUGLAS    )

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

Witness my hand and official seal.

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



Michele A. Spencer  
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 6<sup>th</sup> 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:

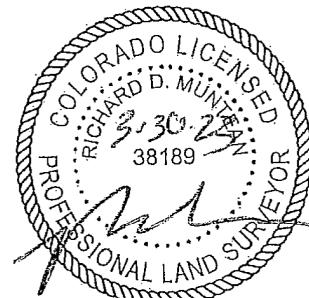
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2. Thence along said north Right-of-Way line of E. 51<sup>st</sup> Ave. (46.8' R.O.W.), N. 89°50'44" W., a distance of 88.33 feet;
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For and on behalf of:  
 105 West, Incorporated  
 Richard D. Muntean, PLS 38189  
 4201 E. Yale Ave., Ste. 230  
 Denver, Co 80222





## EXHIBIT "A"

SURVAPP

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

**LAND DESCRIPTION**

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



