



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: October 23, 2025

ROW #: 2018-DEDICATION-0000161 **SCHEDULE #:** 1) 0216319024000, and 2) 0216319025000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) North Zuni Street, located at the intersection of North Zuni Street and West 49th Avenue, and 2) West 49th Avenue, located at the intersection of West 49th Avenue and North Zuni 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) North Zuni Street, and 2) West 49th 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, "Zuni 49."

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) North Zuni Street, and 2) West 49th Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2018-DEDICATION-0000161-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/AG/DG

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Amanda P. Sandoval District # 1
Councilperson Aide, Gina Volpe
Councilperson Aide, Melissa Horn
Councilperson Aide, Alessandra Dominguez
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, Martin Plate
Department of Law, Brad Beck
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Ali Gulaid
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2018-DEDICATION-0000161

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

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

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

Please mark one: ☐ Bill Request or ☒ Resolution Request

Date of Request: October 23, 2025

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) North Zuni Street, located at the intersection of North Zuni Street and West 49th Avenue, and 2) West 49th Avenue, located at the intersection of West 49th Avenue and North Zuni 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:
The project demolished an existing structure and built a twelve-unit townhome structure. The developer was asked to dedicate two parcels of land as 1) North Zuni Street, and 2) West 49th Avenue.

6. City Attorney assigned to this request (if applicable):

7. City Council District: Amanda P. Sandoval, District # 1

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>(A)</i>	<i>Additional Funds</i> <i>(B)</i>	<i>Total Contract Amount</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: 2018-DEDICATION-0000161

Description of Proposed Project: The project demolished an existing structure and built a twelve-unit townhome structure. The developer was asked to dedicate two parcels of land as 1) North Zuni Street, and 2) West 49th 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) North Zuni Street, and 2) West 49th 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

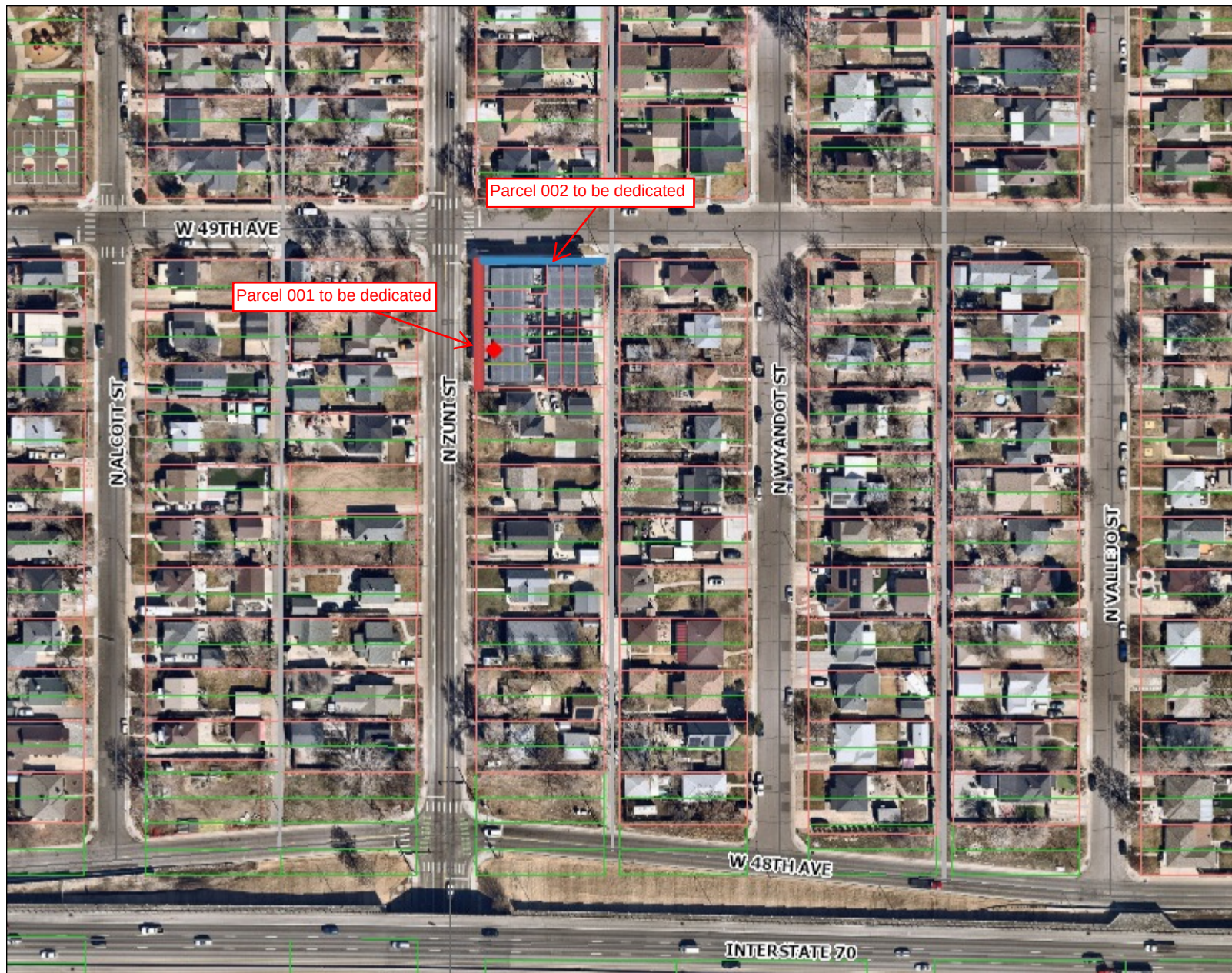
Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) North Zuni Street, and 2) West 49th Avenue, as part of the development project called, "Zuni 49."

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

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



City and County of Denver



Legend

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

289 0 144.5 289 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:2,257

Map Generated 10/21/2025

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.

2018-PROJMSTR-0000072-ROW

PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000161-001:

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 9TH DAY OF NOVEMBER, 2018, AT RECEPTION NUMBER 2018145225 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE WESTERLY 5.00 FEET OF LOTS 1 THROUGH 5 INCLUSIVE, BLOCK 9, NORTH DENVER HEIGHTS SITUATE IN THE SW 1/4 OF SECTION 16, T.3.S., R.68.W. OF THE SIXTH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO CONTAINING AN AREA OF 625 SQ. FT., +/-.

PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000161-002:

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 9TH DAY OF NOVEMBER, 2018, AT RECEPTION NUMBER 2018145225 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE NORTHERLY 2.00 FEET OF LOT 1, BLOCK 9, NORTH DENVER HEIGHTS SITUATE IN THE SW 1/4 OF SECTION 16, T.3.S., R.68.W. OF THE SIXTH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO CONTAINING AN AREA OF 240 SQ FT., +/-.

BASIS OF BEARINGS: AN ASSUMED BEARING OF N00°00'00"E FOR THE RANGE LINE 20 FEET EASTERLY OF THE WESTERLY RIGHT-OF-WAY UN£ OF VALLEJO STREET.



2018145225
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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 6 day of November, 2018, by ZUNI 49 LLC, a Colorado limited liability company, whose address is 1600 Wynkoop Street, Suite 200, Denver, CO 80202, 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.

18-193

Project Description: 4890 Zuni St. 2018 - Dedication - 0000164

11/9/18

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

ATTEST:

ZUNI 49 LLC, a Colorado Limited Liability Company

By: 

Name: Jerrold L. Glick

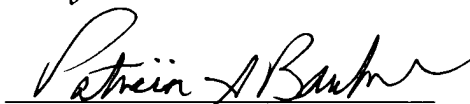
Its: Manager

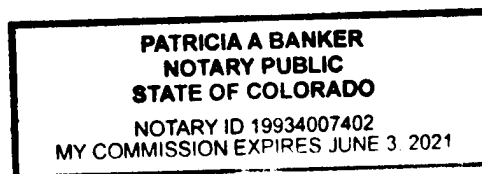
STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 6 day of November, 2018
by Jerrold L. Glick, as Manager of ZUNI 49 LLC, a Colorado Limited
Liability Company.

Witness my hand and official seal.

My commission expires: 6/3/2021


Notary Public



"DESCRIPTION"
RIGHT-OF-WAY ACQUISITION
OF A PORTION OF
LOTS 1 THROUGH 5 INCLUSIVE, BLOCK 9, NORTH DENVER HEIGHTS
(4890 ZUNI STREET)
SITUATE
IN THE SW 1/4 OF SECTION 16, T.3.S., R.68.W. OF THE SIXTH P.M.
CITY & COUNTY OF DENVER, STATE OF COLORADO

PROPERTY DESCRIPTION:

PARCEL ONE:

THE WESTERLY 5.00 FEET OF LOTS 1 THROUGH 5 INCLUSIVE, BLOCK 9, NORTH DENVER HEIGHTS SITUATE IN THE SW 1/4 OF SECTION 16, T.3.S., R.68.W. OF THE SIXTH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO CONTAINING AN AREA OF 625 SQ. FT., +/-.

PARCEL TWO:

THE NORTHERLY 2.00 FEET OF LOT 1, BLOCK 9, NORTH DENVER HEIGHTS SITUATE IN THE SW 1/4 OF SECTION 16, T.3.S., R.68.W. OF THE SIXTH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO CONTAINING AN AREA OF 240 SQ. FT., +/-.

NOTES:

RECORD INFORMATION: THE FORE STATED DESCRIPTION IS BASED UPON 06 FEBRUARY 2018 "ALTA/NSPS LAND TITLE SURVEY" OF THE SUBJECT PROPERTY BY TRISTATE SURVEYING, INC.

BASIS OF BEARINGS: AN ASSUMED BEARING OF N00°00'00"E FOR THE RANGE LINE 20 FEET EASTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF VALLEJO STREET, MONUMENTED AS SHOWN HEREON.

SURVEYOR'S STATEMENT:

I, BRADLEY D. PETERSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS DESCRIPTION AND THE SURVEY OF RECORD ON WHICH IT IS BASED WERE GENERATED BY ME AND ARE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION.

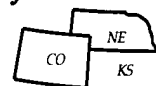
BRADLEY D. PETERSON, P.L.S. NO. 28660
FOR & ON BEHALF OF TRISTATE SURVEYING, INC.



DATE

NOTICE 13-80-105(3)(a): ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

TriState Surveying, Inc.
Bradley D. Peterson, PLS



7371 S. DELAWARE STREET PH: 303-995-9072
LITTLETON, CO 80120 FX: 303-703-3830
brad@tristatesurveying.com

DRAWN BY: BDP	DATE: 03 OCT 18
CHECKED BY: JLT	DRAWING NO.: 2017100_DESC
JOB NO.: 2017100	SHEET 2 OF 2

DRAWN BY: BDP	DATE: 03 OCT 18
CHECKED BY: JLT	2017100_EXH DRAWING NO.:
JOB NO.: 2017100	SHEET 1 OF 2