



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: November 5, 2025

ROW #: 2018-DEDICATION-0000073 **SCHEDULE #:** 0506124041000

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, "Tennyson Street Townhomes."

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 # (2018-DEDICATION-0000073-001) HERE.

A map of the area to be dedicated is attached.

GB/DS /BV

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, 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, Janet Valdez
DOTI Survey, Dana Sperling
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2018-DEDICATION-0000073

Signed by:

DF13EBC85E48471...

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: November 5, 2025

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: Barbara Valdez	Name: Alaina McWhorter
Email: Barbara.Valdez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

This project demolished a duplex and a single-family residence and built two five-unit townhomes. The developer was asked to dedicate a parcel 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> <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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____ Date Entered: _____

Date Entered:



EXECUTIVE SUMMARY

Project Title: 2018-DEDICATION-0000073

Description of Proposed Project: This project demolished a duplex and a single-family residence and built two five-unit townhomes. The developer was asked to dedicate a parcel 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 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, "Tennyson Street Townhomes."



City and County of Denver



Legend

- Streets
- Alleys
- County Boundary
- Parcels
- Lots/Blocks
- Parks
 - All Other Parks; Linear
 - Mountain Parks

2017-PROJMSTR-0000406-ROW

PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000073-001:

LEGAL DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 3RD DAY OF AUGUST, 2018, AT RECEPTION NUMBER 2018096723 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

The West 3.00 feet of Lots 3 through 6, Block 8, West Villa Park Annex, Situated in the Northeast Quarter of Section 6, T4S, R68W of the 6th P.M., City and County of Denver, State of Colorado.

Containing 300 square feet (0.007 acres), more or less.



08/03/2018 03:01 PM
City & County of Denver

R \$ 0.00

WD

2018096723

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 3rd day of August, 2018, by **1280 TENNYSON STREET, LLC**, a Colorado limited liability company, whose address is 1385 S, Willow St., Denver, CO 80247, 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:

1280 TENNYSON STREET, LLC, a Colorado Limited Liability Company

By: 

Name: Sofia C. PEDRAZA-WYRICK

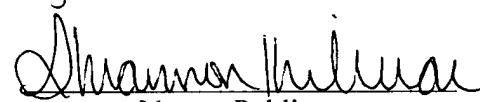
Its: manager

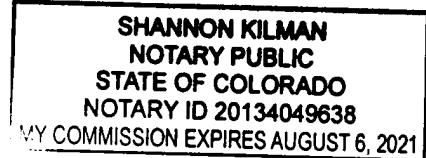
STATE OF Colorado)
) ss.
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 3 day of August, 2018
by Sofia C Pedraza-Wyrick as Manager of 1280 TENNYSON STREET, LLC,
a Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: August 6, 2021


Shannon Kilman
Notary Public



2017-PROJMSTR-0000406-ROW

EXHIBIT A**LAND DESCRIPTION**
(1278-1284 Tennyson Street)

The West 3.00 feet of Lots 3 through 6, Block 8, West Villa Park Annex,
Situated in the Northeast Quarter of Section 6, T4S, R68W of the 6th P.M.,
City and County of Denver, State of Colorado.

Containing 300 square feet (0.007 acres), more or less.

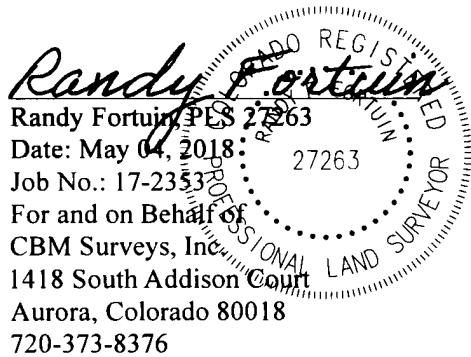


EXHIBIT - A
SHEET 2 OF 2

TENNYSON STREET

100'

3.00'

100'



300 Sq. Feet
0.007 Acres
MORE OR LESS

BLOCK 8,
WEST VILLA PARK ANNEX

4

5

6

3.00'

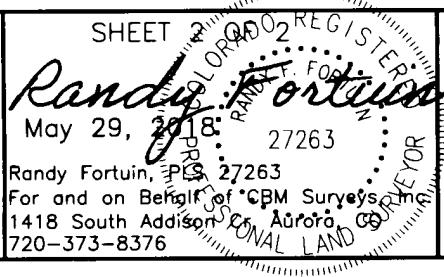
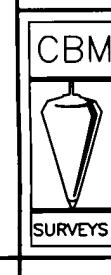
THIS DRAWING IS MEANT TO DEPICT THE
ATTACHED LEGAL DESCRIPTION AND IS FOR
INFORMATIONAL PURPOSES ONLY. IT DOES
NOT REPRESENT A MONUMENT LAND SURVEY

7



SCALE: 1" = 20'

ADDRESS:	1278 - 1284 Tennyson Street Denver, Colorado
DATE:	May 29, 2018
DWG:	172353-DED.DWG



LAND DESCRIPTION:

The West 3.00 feet of
Lots 3 through 6, Block 8,
West Villa Park Annex,
City and County of Denver,
State of Colorado.

N.E. 1/4 6-T4S-R68W