




## 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

Signed by:  
  
DF13EBC85E48471...

**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 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, "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](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, 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

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: 720-865-3002

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**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 questionsPlease mark one: ☐ Bill Request or ☒ Resolution RequestDate of Request: November 5, 2025Please 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: <a href="mailto:Barbara.Valdez@denvergov.org">Barbara.Valdez@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:**

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: \_\_\_\_\_





## 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 Department of Transportation & Infrastructure  
Right-of-Way Services  
201 W. Colfax Ave | Denver, CO 80215  
[www.denvergov.org/dot](http://www.denvergov.org/dot)  
Phone: 720-865-3002

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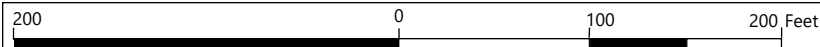


# City and County of Denver



## Legend

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



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

1:1,560

Map Generated 11/5/2025

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THIS IS NOT A LEGAL DOCUMENT.

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

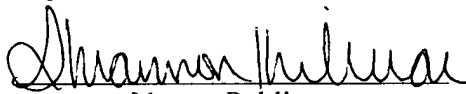
Its: manager

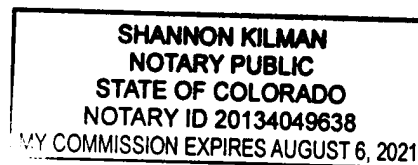
STATE OF Colorado )  
COUNTY OF Jefferson ) ss.

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

  
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.

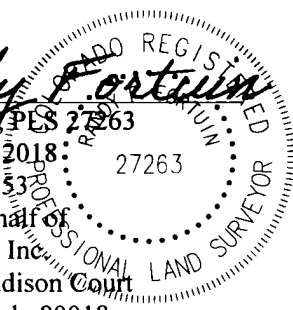
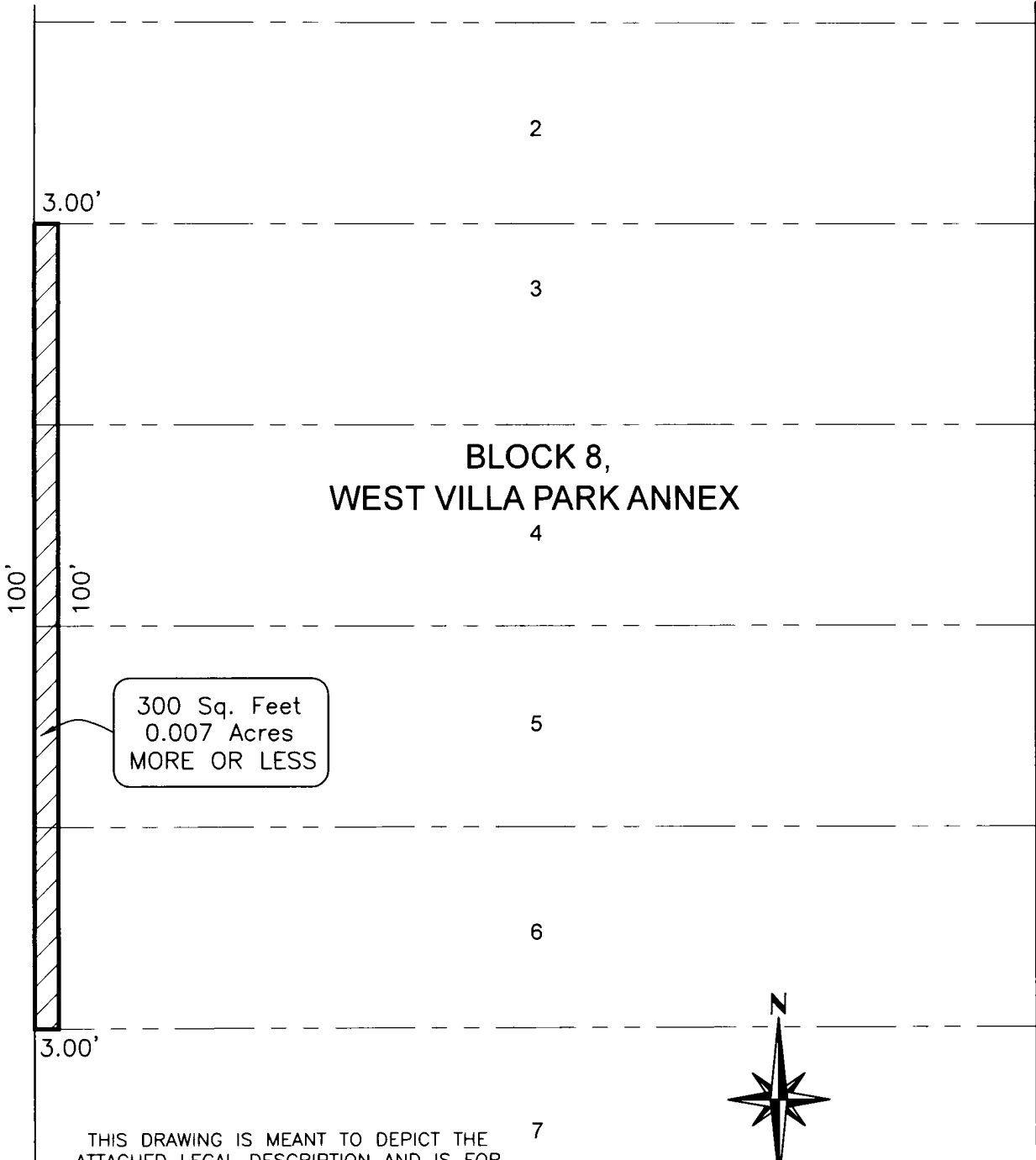
  
Randy Fortuin, PLS 27263  
Date: May 04, 2018  
Job No.: 17-23538  
For and on Behalf of  
CBM Surveys, Inc.  
1418 South Addison Court  
Aurora, Colorado 80018  
720-373-8376

EXHIBIT - A  
SHEET 2 OF 2

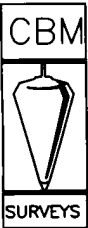
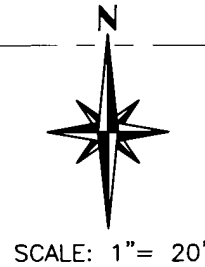
TENNYSON STREET



ALLEY (15')

300 Sq. Feet  
0.007 Acres  
MORE OR LESS

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



SHEET 2 OF 2  
REGISTERED  
Randy Fortuin  
May 29, 2018  
27263  
Randy Fortuin, P.E. 27263  
For and on Behalf of CBM Surveys, Inc.  
1418 South Addison St., Aurora, CO  
720-373-8376

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

ADDRESS:

1278 - 1284  
Tennyson Street  
Denver, Colorado

DATE: May 29, 2018

DWG: 172353-DED.DWG