



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 10, 2025

Signed by:

DF13EBC85E48471...

ROW #: 2025-DEDICATION-0000065 **SCHEDULE #:** Adjacent to parcel 0506601017000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as West 10th Avenue, located at the intersection of West 10th Avenue and North Utica 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 West 10th 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, "4438 W 10th Ave."

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 West 10th Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000065-001) HERE.

A map of the area to be dedicated is attached.

GB/JL/BV

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Jamie Torres District # 3
Councilperson Aide, Daisy Rocha Vasquez
Councilperson Aide, Angelina Gurule
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, Johanna Lee
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2025-DEDICATION-0000065

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 questions

Date of Request: October 10, 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 West 10th Avenue, located at the intersection of West 10th Avenue and North Utica 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: 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:

The project proposes to demolish a single-family residence and build a new six-unit townhome. The developer was asked to dedicate a parcel of land as West 10th Avenue.

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: 2025-DEDICATION-0000065

Description of Proposed Project: The project proposes to demolish a single-family residence and build a new six-unit Townhome. The developer was asked to dedicate a parcel of land as West 10th 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 West 10th 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 West 10th Avenue, as part of the development project called, "4438 W. 10th Ave."

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Phone: 720-865-3002

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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 10/10/2025

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.

2024-PROJMSTR-0000189-ROW

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000065-001:

LEGAL DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 1ST DAY OF OCTOBER, 2025, AT RECEPTION NUMBER 2025098143 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOT 20, BLOCK 1, BURGESS' MAPLE GROVE, LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 2.00 FEET OF LOT 20, BLOCK 1, BURGESS' MAPLE GROVE
CITY AND COUNTY OF DENVER
STATE OF COLORADO

CONTAINING AN AREA OF \pm 260 SQUARE FEET, OR \pm 0.006 ACRES



10/01/2025 12:56 PM
City & County of Denver
Electronically Recorded

R \$0.00

WD

D \$0.00

After signing, return to:
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Division of Real Estate
Denver, Colorado 80202

No Fee

Project Description: 2025-DEDICATION-0000065
Asset Mgmt No.: 25-219

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 19th day of September, 2025, by **MBNC LLC**, a Colorado limited liability company, whose address is 5460 S. Krameria Street, Greenwood Village, CO 80111, 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:

MBNC LLC, a Colorado limited liability company

By: [Signature]

Name: MATTHEW BRUNKOW

Its: MANAGING MEMBER

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 19th day of September, 2025
by Matthew Brunkow, as Managing Member of MBNC LLC, a Colorado limited
liability company.

Witness my hand and official seal.

My commission expires: April 1, 2029

[Signature]
Notary Public

IGNACIO ORTEGA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174012937
MY COMMISSION EXPIRES APRIL 1, 2029

EXHIBIT A

2024-PM-0000189-ROW

LEGAL DESCRIPTION
SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF LOT 20, BLOCK 1, BURGESS' MAPLE GROVE, LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 2.00 FEET OF LOT 20, BLOCK 1, BURGESS' MAPLE GROVE
CITY AND COUNTY OF DENVER
STATE OF COLORADO

CONTAINING AN AREA OF ± 260 SQUARE FEET, OR ± 0.006 ACRES



RICHARD B. GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of
Power Surveying Company, Inc.

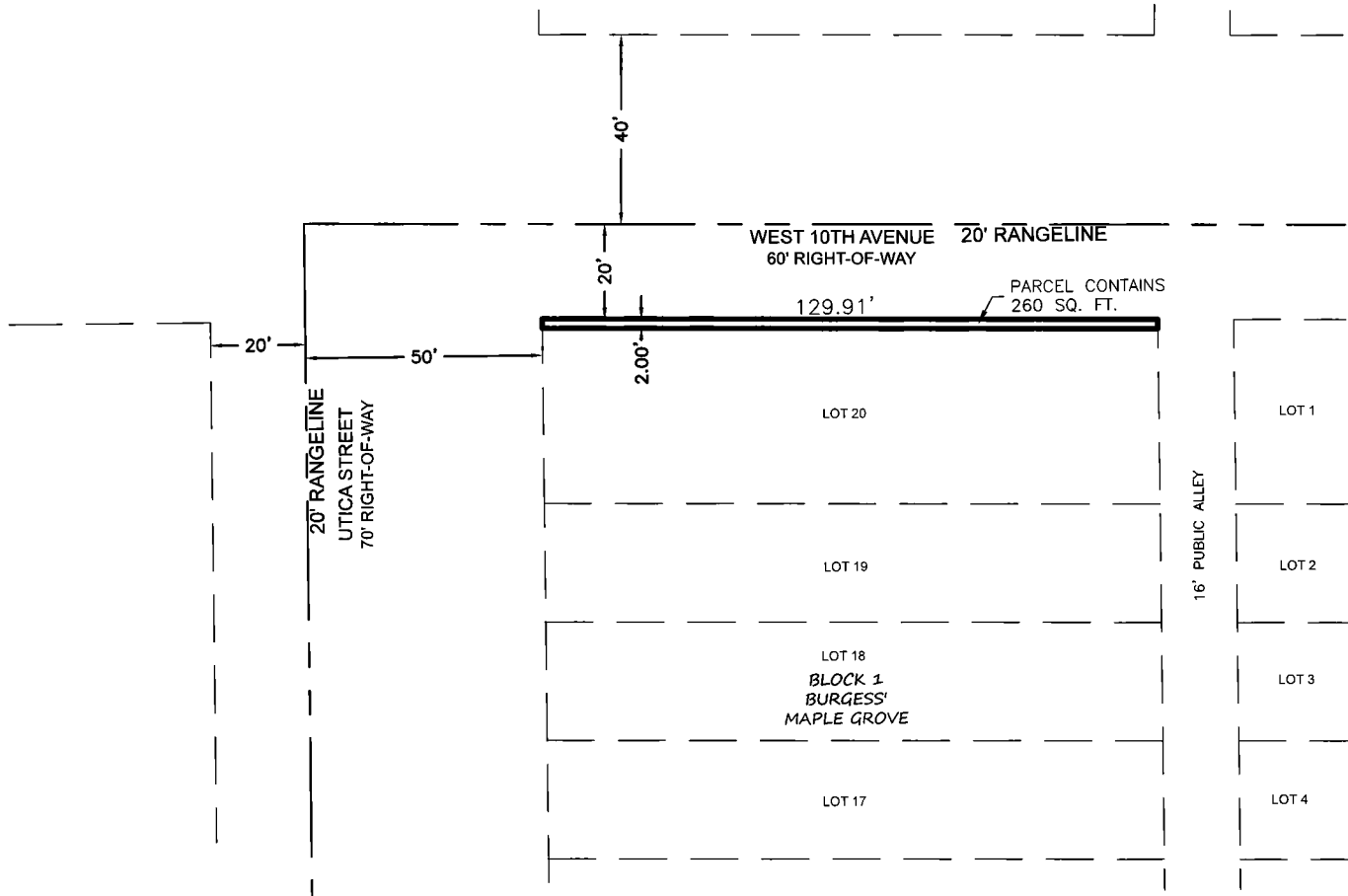


DRAWING BY: ERH DATE: 5/28/2025
PROJECT NO. 24-098 ROW DED

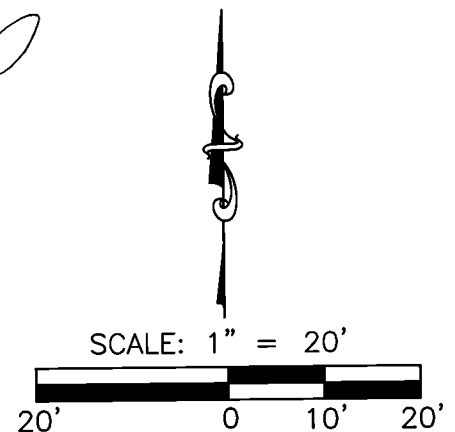
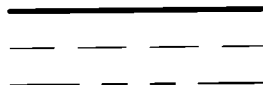
EXHIBIT A

ILLUSTRATION
SHEET 2 OF 2

2024-PM-0000189-ROW



LEGEND - LINETYPES
PROPERTY BOUNDARY
BLOCK
RANGE LINE



6911 BROADWAY
DENVER, COLORADO 80221

PH. 303-702-1617
FAX. 303-702-1488
www.powersurveying.com

DRAWING BY: ERH
PROJECT NO. 24-098 ROW DED

DATE: 5/28/2025