



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: October 23, 2025

ROW #: 2018-DEDICATION-0000237 **SCHEDULE #:** 0506216048000

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 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-0000237-001) 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 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, Mar'quasa Maes
DOTI Survey, Dana Sperling
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2018-DEDICATION-0000237

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 questionsDate of Request: October 23, 2025Please mark one: ☐ Bill Request or ☒ Resolution RequestPlease 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 three single-family residences and built a seven-unit townhouse. The developer was asked to dedicate a parcel of land 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>Additional Funds</i>	<i>Total Contract Amount</i>
<i>(A)</i>	<i>(B)</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: _____



EXECUTIVE SUMMARY

Project Title: 2018-DEDICATION-0000237

Description of Proposed Project: This project demolished three single-family residences and built a seven-unit Townhouse. The developer was asked to dedicate a parcel of land 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 North 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 Townhouses."

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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City and County of Denver



Legend

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

200 0 100 200 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:1,560

Map Generated 10/22/2025

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-0000641-ROW

PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000237-001:

LAND DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 12TH DAY OF APRIL, 2019, AT RECEPTION NUMBER 2019044154 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE EAST TWO (2) FEET OF LOTS 4 THROUGH 8, INCLUSIVE, BLOCK 1, PLEASANT HILL SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

CONTAINING 250 SQUARE FEET OR 0.006 ACRES, MORE OR LESS.



2019044154

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 8th day of APRIL, 2019, by **1247-55 Tennyson, LLC**, a Colorado limited liability company, whose address is 200 Quebec St. Suite 300, Bld. 111.85 Denver, CO 80230, 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.

19-63
Assess. Map #

Project Description:
2018 Dedication - 00000237
1247 N. Tennyson ST.

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

ATTEST:

1247-55 Tennyson, LLC, a Colorado Limited Liability Company

By: [Signature]

Name: TOM DADOURCIAN

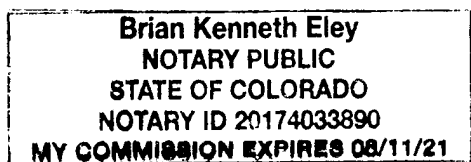
Its: MANAGER

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 8th day of April, 2019
by Thomas Dadourcian, as Manager of **1247-55 Tennyson, LLC** a
Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: 8/11/21



[Signature]
Notary Public

2018-PROJMSTR-0000641-ROW-001

EXHIBIT A
SHEET 1 OF 2

THE EAST TWO (2) FEET OF LOTS 4 THROUGH 8, INCLUSIVE, BLOCK 1, PLEASANT HILL
SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

CONTAINING 250 SQUARE FEET OR 0.006 ACRES, MORE OR LESS.

PREPARED BY:
STEPHEN H. HARDING, PLS
FOR AND ON BEHALF OF
EMK CONSULTANTS, INC.



EMK CONSULTANTS, INC.
ENGINEERING & SURVEYING

LAND DEVELOPMENT
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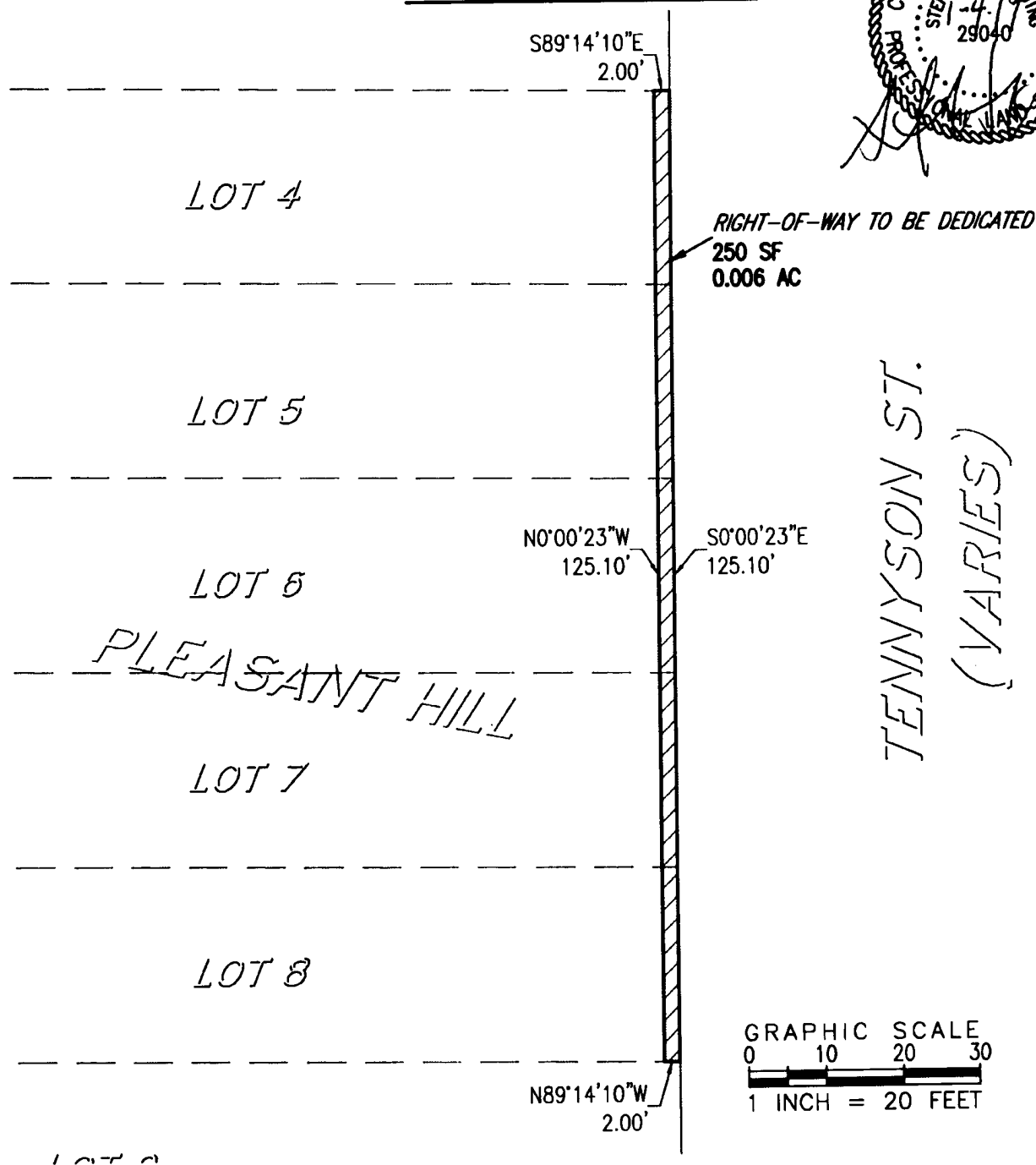
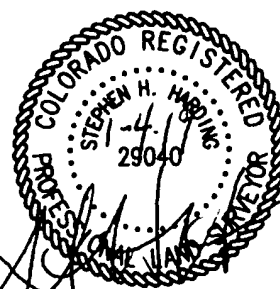
CENTENNIAL, COLORADO 80112-2019

(303)694-1520

DRAWN BY: BEU APPROVED BY: SHH JOB NO: 12952.00 DATE: 10/15/2018 PAGE 1 OF 2

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY
WITHIN 3 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 THE CERTIFICATION SHOWN HEREON.

EXHIBIT A
SHEET 2 OF 2



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(303)694-1520

DRAWN BY: BEU APPROVED BY: SHH JOB NO: 12952.00 DATE: 10/15/2018 PAGE 2 OF 2

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN 3 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 THE CERTIFICATION SHOWN HEREON. THIS DRAWING DOES NOT REPRESENT A MONUMENTED SURVEY AND IS ONLY INTENDED TO DEPICT THE ACCOMPANYING LEGAL DESCRIPTION.