



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: December 5, 2025

ROW #: 2020-DEDICATION-0000022 **SCHEDULE #:** 1) 0518313124000, and 2) 0518313125000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) Morrison Road, located at the intersection of Morrison Road and West Tennessee Avenue, and 2) West Tennessee Avenue, located at the intersection of West Tennessee Avenue and Morrison Road.

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) Morrison Road, and 2) West Tennessee 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, "Gorman Morrison"

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) Morrison Road, and 2) West Tennessee Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2020-DEDICATION-0000022-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/DS/LRA

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, 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 2020-DEDICATION-0000022

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: December 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 two City-owned parcels of land as Public Right-of-Way as 1) Morrison Road, located at the intersection of Morrison Road and West Tennessee Avenue, and 2) West Tennessee Avenue, located at the intersection of West Tennessee Avenue and Morrison Road.

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: Lisa R. Ayala	Name: Alaina McWhorter
Email: Lisa.ayala@denvergov.org	Email: Alaina.McWhorter@denvergov.org

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

Apartment structure has been built. The developer was asked to dedicate two parcels of land as 1) Morrison Road, and 2) West Tennessee 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: _____

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: 2020-DEDICATION-0000022

Description of Proposed Project: Apartment structure has been built. The developer was asked to dedicate two parcels of land as 1) Morrison Road, and 2) West Tennessee 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) Morrison Road, and 2) West Tennessee 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) Morrison Road, and 2) West Tennessee Avenue, as part of the development project called, "Gorman Morrison."

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: 720-913-1311

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

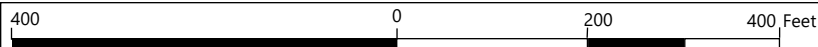
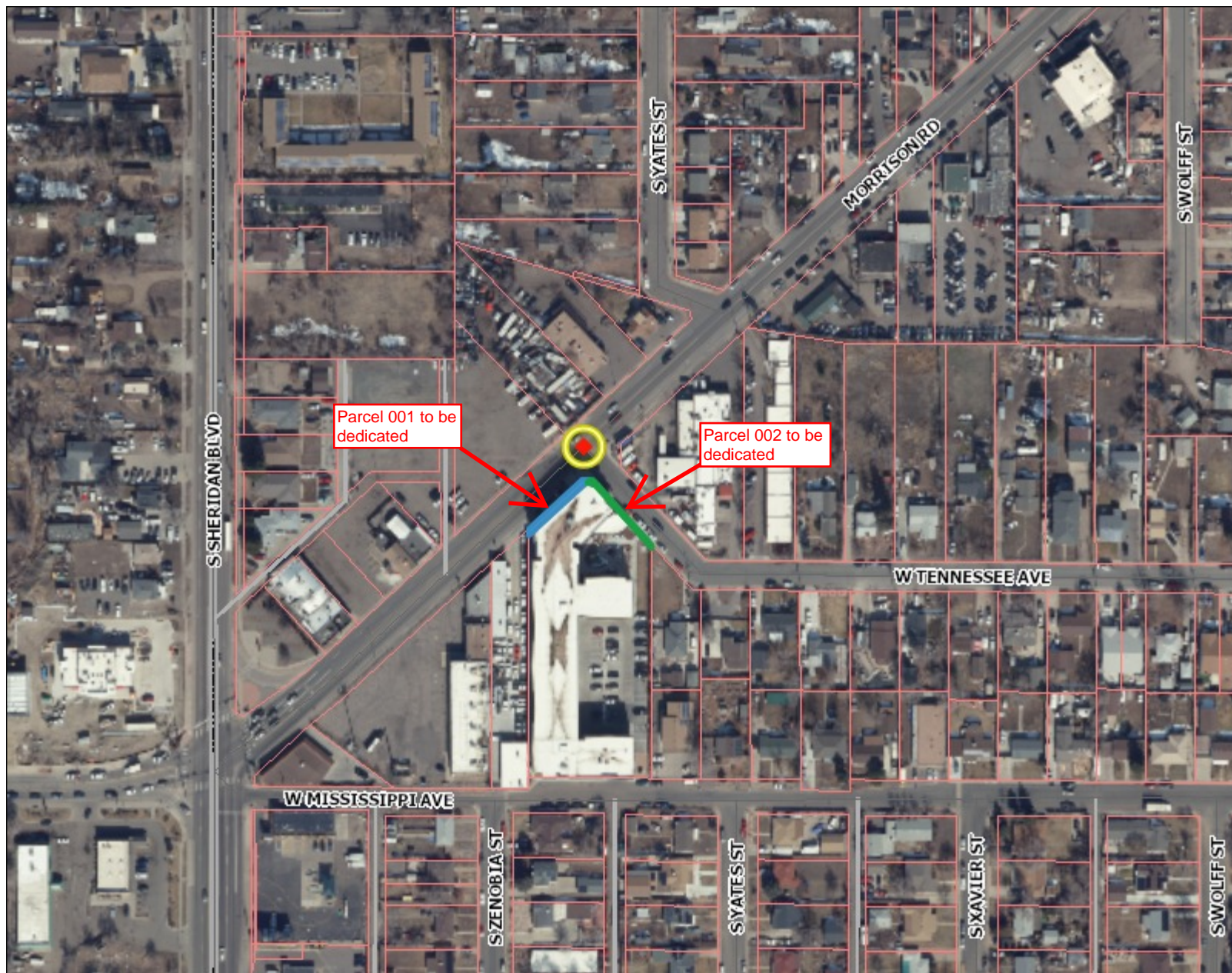


City and County of Denver



Legend

- Streets
- Alleys
- ▬ County Boundary
- ▬ Parcels



WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:3,120

Map Generated 12/3/2025

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.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000022-001:

LAND DESCRIPTION - STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF JULY, 2020, AT RECEPTION NUMBER 2020096392 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 LOTS 32 AND 33, BLOCK 1, KENTUCKY GARDENS, AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 18, 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:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18 AS EVIDENCED BY A FOUND 2.5" ALUMINUM CAP "ILLEGIBLE" FROM WHENCE THE SOUTH 1/4 OF SAID SECTION 18 AS EVIDENCED BY A FOUND 3.25" ALUMINUM CAP "PLS 27269" BEARS SOUTH 89°52'17" EAST, A DISTANCE OF 2673.17 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO.

THENCE SOUTH 89°52'17" EAST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 427.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 33;

THENCE NORTH 00°23'23" WEST ALONG THE WEST LINE OF SAID LOT 33, A DISTANCE OF 344.05 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°23'23" WEST ALONG THE WEST LINE OF SAID LOT 33, A DISTANCE OF 10.82 FEET TO A POINT ON THE SOUTHERLY LINE OF MORRISON ROAD;

THENCE NORTH 47°17'39" EAST, ALONG THE SOUTHERLY LINE OF MORRISON ROAD, A DISTANCE OF 96.90 FEET TO THE SOUTH LINE OF THE PARCEL DESCRIBED IN BOOK 7663, PAGE 208;

THENCE SOUTH 87°53'02" EAST, ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN BOOK 7663, PAGE 208, A DISTANCE OF 11.35 FEET;

THENCE SOUTH 47°17'39" WEST, PARALLEL AND 8 FEET SOUTHEASTERLY OF THE SOUTHERLY LINE OF MORRISON ROAD, A DISTANCE OF 112.23 FEET TO THE POINT OF BEGINNING.

CONTAINING: 837 SQUARE FEET, 0.020 ACRES OF LAND, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000022-002:

LAND DESCRIPTION - STREET PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 9TH DAY OF JULY, 2020, AT RECEPTION NUMBER 2020096392 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 LOTS 31 AND 32, BLOCK 1, KENTUCKY GARDENS, AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 18, 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:

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2019-PROJMSTR-0000022-ROW

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THENCE NORTH 47°17'39" EAST, PARALLEL AND 8 FEET SOUTHEASTERLY OF THE SOUTHERLY LINE OF MORRISON ROAD, A DISTANCE OF 105.91 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 47°17'39" EAST, PARALLEL AND 8 FEET SOUTHEASTERLY OF THE SOUTHERLY LINE OF MORRISON ROAD, A DISTANCE OF 6.32 FEET TO A POINT ON THE SOUTH LINE OF THE PARCEL DESCRIBED IN BOOK 7663, PAGE 208;

THENCE SOUTH 87°53'02" EAST ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN BOOK 7663, PAGE 208, A DISTANCE OF 2.84 FEET TO THE SOUTHERLY LINE OF TENNESSEE AVENUE;

THENCE SOUTH 43°03'43" EAST, ALONG SAID SOUTHERLY LINE OF TENNESSEE AVENUE, A DISTANCE OF 119.75 FEET TO THE NORTHEAST CORNER OF SAID LOT 31;

THENCE SOUTH 00°23'23" EAST, ALONG THE EAST LINE OF SAID LOT 31, A DISTANCE OF 4.32 FEET;

THENCE NORTH 43°03'43" WEST, PARALLEL AND 3 FEET SOUTHWESTERLY OF THE SOUTHERLY LINE OF TENNESSEE AVENUE, A DISTANCE OF 114.14 FEET;

THENCE NORTH 69°29'36" WEST A DISTANCE OF 12.10 FEET TO THE POINT OF BEGINNING.

CONTAINING: 388 SQUARE FEET, 0.009 ACRES OF LAND, MORE OR LESS.



2020096392

Page: 1 of 5

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
Project Description: 2020-Dedication-0000022
Asset Mgmt No.: 20-110

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 7 day of July, 2020, by **MORRISON ROAD, LLC**, a Wisconsin limited liability company, whose address is 200 N Main Street, Oregon, WI 53575, 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:

MORRISON ROAD, LLC, a Wisconsin limited liability company

By: GEC Morrison Road, LLC, a Wisconsin limited liability company, its Managing Member

By: Gorman & Company, LLC, a Wisconsin limited liability company, its Manager

By: 

Name: Michael Redman

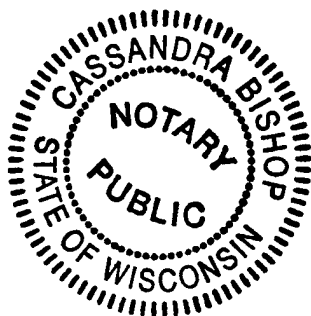
Its: Secretary / Treasurer

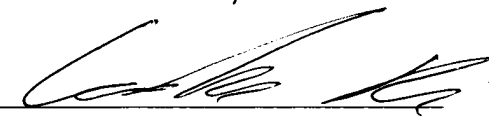
STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

The foregoing instrument was acknowledged before me this 7 day of July, 2020 by Michael Redman, as Secretary / Treasurer on behalf of Gorman & Company, LLC, a Wisconsin limited liability company as Manager of GEC Morrison Road, LLC, a Wisconsin limited liability company as Managing Member of Morrison Road, LLC, a Wisconsin limited liability company.

Witness my hand and official seal.

My commission expires: March 19, 2021




Notary Public

2019-PROJMSTR-0000022-ROW

EXHIBIT "A" LAND DESCRIPTION

SHEET 1 OF 3

LAND DESCRIPTION PARCEL A

A PARCEL OF LAND BEING A PORTION OF LOTS 32 AND 33, BLOCK 1, KENTUCKY GARDENS, AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 18, 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:

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PREPARED BY:

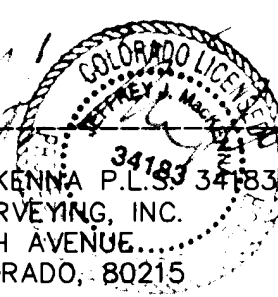
JEFFREY J. MACKENNA P.L.S. 34183

FOR FALCON SURVEYING, INC.

9940 WEST 25TH AVENUE...

LAKEWOOD COLORADO, 80215

(303)202-1560



DATE: 07/01/2020

2019-PROJMSTR-0000022-ROW

EXHIBIT "A" LAND DESCRIPTION

SHEET 2 OF 3

LAND DESCRIPTION PARCEL B

A PARCEL OF LAND BEING A PORTION OF LOTS 31 AND 32, BLOCK 1, KENTUCKY GARDENS, AND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 18, 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:

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FOR FALCON SURVEYING, INC.
9940 WEST 25TH AVENUE...
LAKEWOOD COLORADO, 80215
(303)202-1560

DATE: 07/01/2020

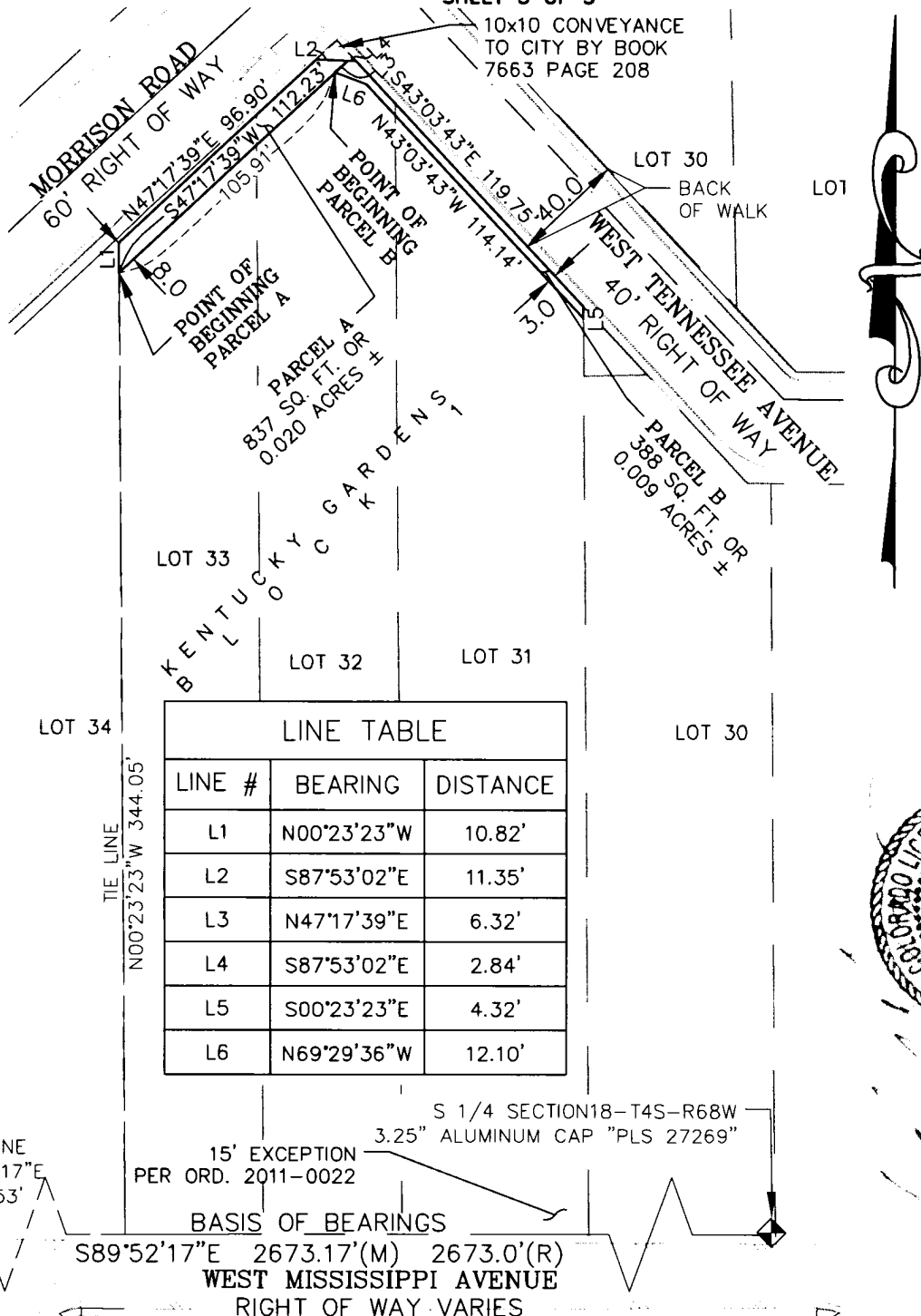
2019-PROJMSTR-0000022-ROW

EXHIBIT "A"

SITUATED IN THE SW 1/4, SECTION 18, T4S, R68W, OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 3 OF 3

10x10 CONVEYANCE
TO CITY BY BOOK
7663 PAGE 208



DATE: 07/01/2020

PREPARED BY:
JEFFREY J. MACKENNA P.L. 34183
FOR FALCON SURVEYING, INC.
9940 WEST 25TH AVENUE
LAKEWOOD COLORADO 80215
(303) 202-1560

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.