


**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:** August 19, 2025

**ROW #:** 2025-DEDICATION-0000024 **SCHEDULE #:** Adjacent to 1) 0506300065000, and  
2) 0506300065000

**TITLE:** This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) West 10<sup>th</sup> Avenue, located at the intersection of West 10<sup>th</sup> Avenue and North Xavier Street, and 2) North Xavier Street, located at the intersection of North Xavier Street and West 10<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 1) West 10<sup>th</sup> Avenue, and 2) North Xavier 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, "4901 W 10<sup>th</sup> 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 1) West 10th Avenue, and 2) North Xavier Street. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000024-001, 002) HERE.**

A map of the area to be dedicated is attached.

GB/JL/BVS

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, Mar'quasa Maes  
DOTI Survey, Johanna Lee  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2025-DEDICATION-0000024

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: 720-913-1311

## 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 questions

Please mark one: ☐ Bill Request or ☒ Resolution Request

Date of Request: August 19, 2025

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) West 10th Avenue, located at the intersection of West 10th Avenue and North Xavier Street, and 2) North Xavier Street, located at the intersection of North Xavier Street and West 10th 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: Beverly J. Van Slyke	Name: Alaina McWhorter
Email: <a href="mailto:Beverly.VanSlyke@Denvergov.org">Beverly.VanSlyke@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:

Proposing to build two townhome structures with a total of six units. The developer was asked to dedicate two parcels of land as 1) West 10th Avenue, and 2) North Xavier 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?

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*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

## EXECUTIVE SUMMARY

**Project Title:** 2025-DEDICATION-0000024

**Description of Proposed Project:** Proposing to build two townhome structures with a total of six units. The developer was asked to dedicate two parcels of land as 1) West 10th Avenue, and 2) North Xavier 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 1) West 10th Avenue, and 2) North Xavier 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 1) West 10<sup>th</sup> Avenue, and 2) North Xavier Street, as part of the development project called, "4901 W 10th Ave."





## 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 8/18/2025

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THIS IS NOT A LEGAL DOCUMENT.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000024-001:**

**LAND DESCRIPTION - STREET PARCEL #1:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF July, 2025, AT RECEPTION NUMBER 2025072109 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A tract of land in the Northwest Quarter of Section 6, Township 4 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado, being a portion of the Parcel described in Warranty Deed filed for record September 28, 2023 under Reception No. 2023093753 and being described as follows:

Basis of Bearings of this legal description is the south line of the North Half of Section 6, being monumented at the west quarter corner by a 3 1/4" aluminum cap in range box, PLS 28286 and at the east quarter corner by a 3 1/4" aluminum cap in range box, PLS 20699 and assumed to bear South 89 degrees 39 minutes 43 seconds East.

Commencing at the west quarter corner of said Section 6; thence South 89 degrees 39 minutes 43 seconds East, 744.66 feet; thence North 0 degrees 43 minutes 04 seconds East, 30.00 feet to the southwest corner of said Parcel and a point on the north Right-of-Way line of West 10TH Avenue to the Point of Beginning;

thence North 00 degrees 20 minutes 34 seconds East along the west line of said Parcel, 6.00 feet;

thence South 89 degrees 39 minutes 43 seconds East, 52.08 feet to a point on the east line of said Parcel and the west Right-of-Way line of Xavier Street;

thence South 00 degrees 18 minutes 23 seconds East along the east line of said Parcel and the west Right-of-Way line of Xavier Street, 6.00 feet to the southeast corner of said Parcel and a point on the north Right-of-Way line of West 10TH Avenue;

thence North 89 degrees 39 minutes 43 seconds West along the south line of said Parcel and the north Right-of-Way line of West 10TH Avenue, 52.15 feet to the Point of Beginning.

This property contains a calculated area of 313 square feet (0.0072 acres), more or less.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000024-002:**

**LAND DESCRIPTION - STREET PARCEL #2:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF July, 2025, AT RECEPTION NUMBER 2025072109 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A tract of land in the Northwest Quarter of Section 6, Township 4 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado, being a portion of the Parcel described in Warranty Deed filed for record September 28, 2023 under Reception No. 2023093753 and being described as follows:

Basis of Bearings of this legal description is the south line of the North Half of Section 6, being monumented at the west quarter corner by a 3 1/4" aluminum cap in range box, PLS 28286 and at the east quarter corner by a 3 1/4" aluminum cap in range box, PLS 20699 and assumed to bear South 89 degrees 39 minutes 43 seconds East.

Commencing at the west quarter corner of said Section 6; thence South 89 degrees 39 minutes 43 seconds East, 744.66 feet; thence North 0 degrees 43 minutes 04 seconds East, 30.00 feet to the southwest corner of said Parcel and a point on the north Right-of-Way line of West 10TH Avenue; thence



North 00 degrees 20 minutes 34 seconds East along the west line of said Parcel, 147.06 feet to the northwest corner of said Parcel; thence South 89 degrees 39 minutes 43 seconds East along the north line of said Parcel, 43.48 feet to the Point of Beginning;

thence South 89 degrees 39 minutes 43 seconds East along the north line of said Parcel, 7.00 feet to the northeast corner of said Parcel and a point on the west Right-of-Way line of Xavier Street;

thence South 00 degrees 18 minutes 23 seconds East along the east line of said Parcel and the west Right-of-Way line of Xavier Street, 141.07 feet;

thence North 89 degrees 39 minutes 43 seconds West, 7.00 feet;

thence North 00 degrees 18 minutes 23 seconds West, 141.07 feet to the Point of Beginning.

This property contains a calculated area of 987 square feet (0.0227 acres), more or less.



2025072109

Page: 1 of 5

07/30/2025 09:20 AM  
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

**Project Description: 2025-Dedication-0000024**  
**Asset Mgmt No.: 25-202**

**No Fee**

### **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 24th day of July, 2025, by **GULF COAST HOMES LLC**, a Colorado limited liability company, whose address is 600 N. Grant Street, Suite 201, Denver 80203, 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.





**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**SHEET 1 OF 3**

2023-PM-0000406-ROW

**PARCEL 1:**

A tract of land in the Northwest Quarter of Section 6, Township 4 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado, being a portion of the Parcel described in Warranty Deed filed for record September 28, 2023 under Reception No. 2023093753 and being described as follows:

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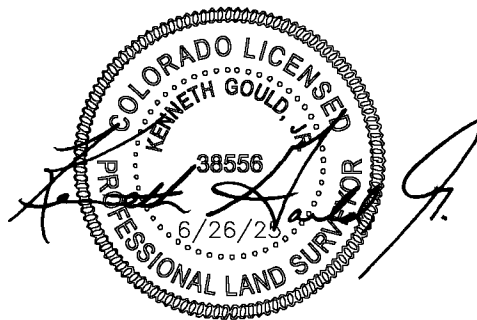
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This property contains a calculated area of 313 square feet (0.0072 acres), more or less.



P.O. Box 7123  
Woodland Park, CO 80863  
(719) 687-8385  
info@gouldls.com  
GouldLandSurveying.com

**Project No.: 24086**  
**January 21, 2025**  
**Rev.: April 11, 2025**  
**Rev.: May 20, 2025**  
**Rev.: June 10, 2025**

**EXHIBIT A**  
**LEGAL DESCRIPTION CONT.**  
**SHEET 2 OF 3**

2023-PM-0000406-ROW

**PARCEL 2:**

A tract of land in the Northwest Quarter of Section 6, Township 4 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado, being a portion of the Parcel described in Warranty Deed filed for record September 28, 2023 under Reception No. 2023093753 and being described as follows:

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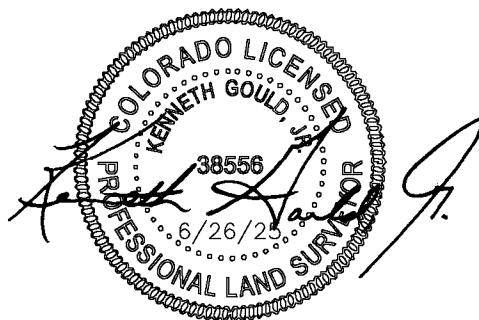
thence South 89 degrees 39 minutes 43 seconds East along the north line of said Parcel, 7.00 feet to the northeast corner of said Parcel and a point on the west Right-of-Way line of Xavier Street;

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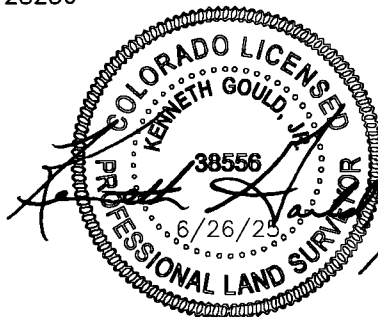
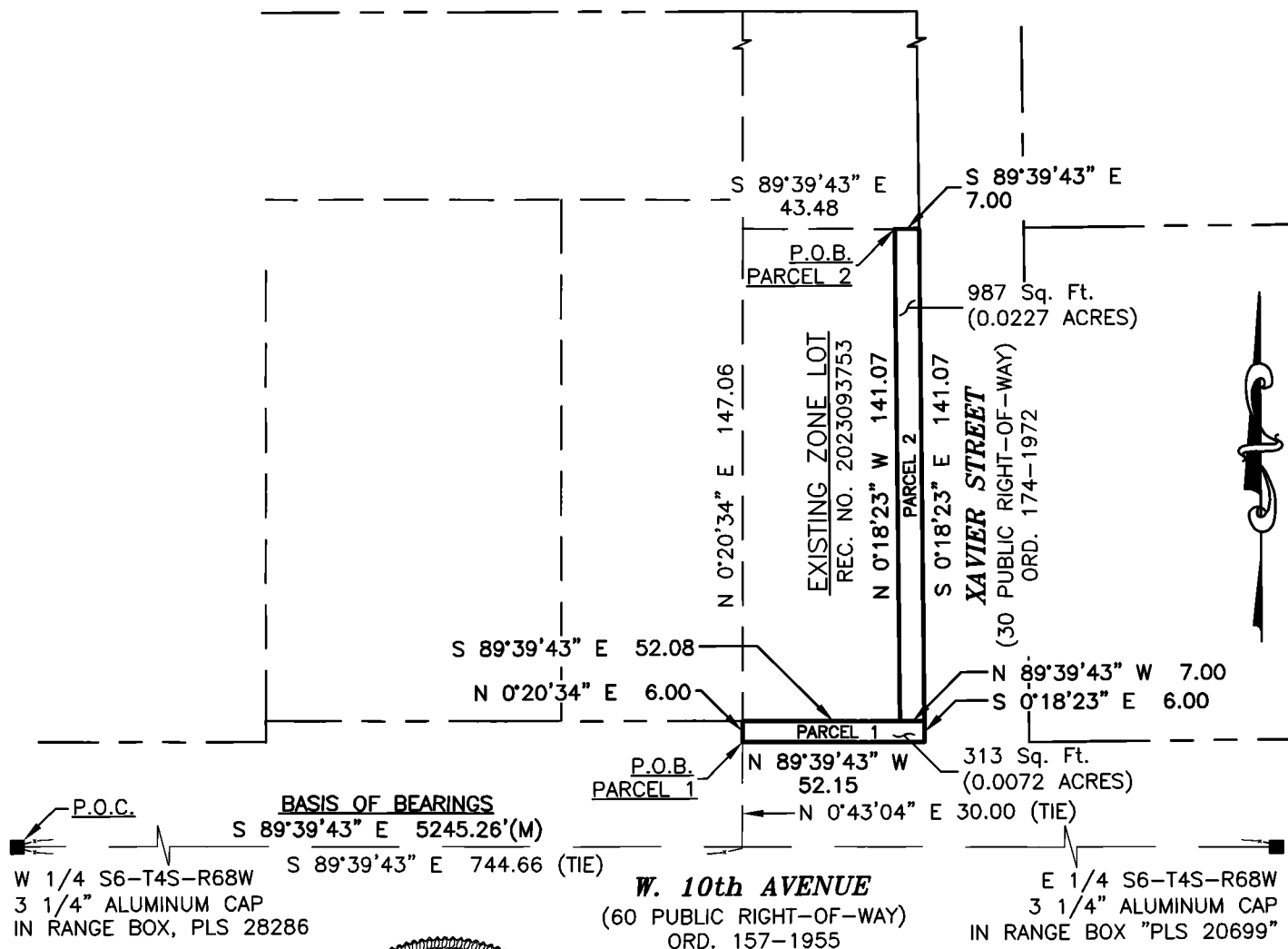


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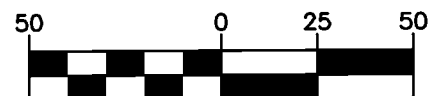
**Project No.: 24086**  
**January 21, 2025**  
**Rev.: April 11, 2025**  
**Rev.: May 20, 2025**  
**Rev.: June 10, 2025**

# EXHIBIT A ILLUSTRATION SHEET 3 OF 3

2023-PM-0000406-ROW

**W. 11th AVENUE**(50 PUBLIC RIGHT-OF-WAY)  
ORD. 174-1972

GRAPHIC SCALE

( IN FEET )  
1 inch = 50 ft.

P.O. Box 7123  
Woodland Park, CO 80863  
(719) 687-8385  
info@gouldls.com  
GouldLandSurveying.com

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