



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: February 6, 2025

ROW #: 2018-DEDICATION-0000192 **SCHEDULE #:** 0228103031000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as North Jason Street, located near the intersection of North Jason Street and West 37th 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 Jason 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, “Jason Town Homes.”

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 Jason Street. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2018-DEDICATION-0000192-001) HERE.

A map of the area to be dedicated is attached.

GB/AG/BVS

- cc: Dept. of Real Estate, RealEstate@denvergov.org
- City Councilperson, Amanda Sandoval District #1
- Councilperson Aide, Gina Volpe
- Councilperson Aide, Melissa Horn
- Councilperson Aide, Alessandra Dominguez
- 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, Ali Gulaid
- DOTI Ordinance
- Owner: City and County of Denver
- Project file folder 2018-DEDICATION-0000192

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

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: February 6, 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 North Jason Street, located near the intersection of North Jason Street and West 37th 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: Beverly.VanSlyke@Denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:
Constructed seventeen new townhomes. The developer was asked to dedicate a parcel as North Jason Street.

6. City Attorney assigned to this request (if applicable):

7. City Council District: Amanda Sandoval, District #1

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 (A)</i>	<i>Additional Funds (B)</i>	<i>Total Contract Amount (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-0000192

Description of Proposed Project: Constructed seventeen new townhomes. The developer was asked to dedicate a parcel as North Jason 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 Jason 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

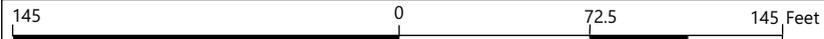
Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as North Jason Street, as part of the development project called, "Jason Town Homes."

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



- Legend**
- Streets
 - Alleys
 - ▭ County Boundary
 - ▭ Parcels
 - ▭ Lots/Blocks



PARCEL DESCRIPTION ROW NO. 2018-DEDICATION-0000192-001:

LAND DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 28TH DAY OF DECEMBER 2018, AT RECEPTION NUMBER 2018163927 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

AN PARCEL OF LAND BEING THE EASTERLY 3 FEET OF LOTS 18 THROUGH 23, INCLUSIVE, BLOCK 52, VIADUCT ADDITION TO DENVER, SAID PARCEL BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS STATEMENT:

BEARINGS ARE BASED ON A LINE OF OFFSET BEING 4 FEET SOUTH OF THE SOUTHERLY MOST LINE OF BLOCK 52, VIADUCT ADDITION TO DENVER. SAID LINE IS MONUMENTED ON THE EASTERLY END BY A FOUND NAIL AND BRASS TAG (PLS 10102 "TERRA") AND ON THE WESTERLY END BY A FOUND CHISLED "X" IN CONCRETE. SAID LINE IS ASSUMED TO BEAR S 89° 41' 52" W. ALL BEARINGS BEING REPORTED ARE IN REFERENCE TO SAID LINE.

BEGINNING AT THE NORTHEAST CORNER OF LOT 23, BLOCK 52, VIADUCT ADDITION TO DENVER. FROM SAID POINT OF BEGINNING A FOUND NAIL AND BRASS TAG, PLS 12346 (4' OFFSET) BEARS N 89° 44' 35" E, A DISTANCE OF 4.00 FEET;

THENCE S 00° 18' 35" E WITH THE EAST LINE OF LOTS 18 THROUGH 23, BLOCK 52, INCLUSIVE, A DISTANCE OF 149.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18. SAID POINT BEING MARKED BY A NAIL AND ¾ INCH BRASS TAG (PLS 38051);

THENCE S 89° 42' 25" W WITH THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 3.00 FEET;

THENCE N 00° 18' 35" W PARALLEL AND OFFSET 3.00 FEET WESTERLY WITH THE EAST LINE OF SAID LOTS 18 THROUGH 23, BLOCK 52, INCLUSIVE, A DISTANCE OF 149.78 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 23;

THENCE N 89° 44' 35" E WITH THE NORTH LINE OF SAID LOT 18, A DISTANCE OF 3.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.010 ACRES (449 SQ. FEET), MORE OR LESS.



12/28/2018 02:02 PM
City & County of Denver

R \$0.00

WD

2018163927

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 28 day of December, 2018, by **3725 JASON ST, LLC**, a Colorado limited liability company, whose address is 1335 S. Inca St., Denver, CO 80223, 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.

Asset Mgmt. # 18-240

Project Description: 3725 Jason St.
2018-Dedication-0000192

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

ATTEST:

3725 JASON ST, LLC, a Colorado Limited Liability Company

By: [Signature]

Name: Nathan Adams

Its: Manager

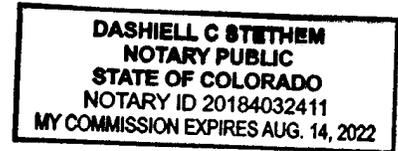
STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 28 day of December, 2018
by Nathan Adams, as Manager of 3725 JASON ST, LLC, a Colorado
Limited Liability Company.

Witness my hand and official seal.

My commission expires: August 14 2022

[Signature]
Notary Public



P18226 -- Land Description
Survwest Job # P18226 Jason Street
Date of Survey: 09-28-2018

2018-PROJMSTR-0000323-ROW-001

LAND DESCRIPTION

A PARCEL OF LAND BEING THE EASTERLY 3 FEET OF LOTS 18 THROUGH 23, INCLUSIVE, BLOCK 52, VIADUCT ADDITION TO DENVER, SAID PARCEL BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BASIS OF BEARINGS STATEMENT:

BEARINGS ARE BASED ON A LINE OF OFFSET BEING 4 FEET SOUTH OF THE SOUTHERLY MOST LINE OF BLOCK 52, VIADUCT ADDITION TO DENVER. SAID LINE IS MONUMENTED ON THE EASTERLY END BY A FOUND NAIL AND BRASS TAG (PLS 10102 "TERRA") AND ON THE WESTERLY END BY A FOUND CHISLED "X" IN CONCRETE. SAID LINE IS ASSUMED TO BEAR S 89° 41' 52" W. ALL BEARINGS BEING REPORTED ARE IN REFERENCE TO SAID LINE.

BEGINNING AT THE NORTHEAST CORNER OF LOT 23, BLOCK 52, VIADUCT ADDITION TO DENVER. FROM SAID POINT OF BEGINNING A FOUND NAIL AND BRASS TAG, PLS 12346 (4' OFFSET) BEARS N 89° 44' 35" E, A DISTANCE OF 4.00 FEET;

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THENCE S 89° 42' 25" W WITH THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 3.00 FEET;

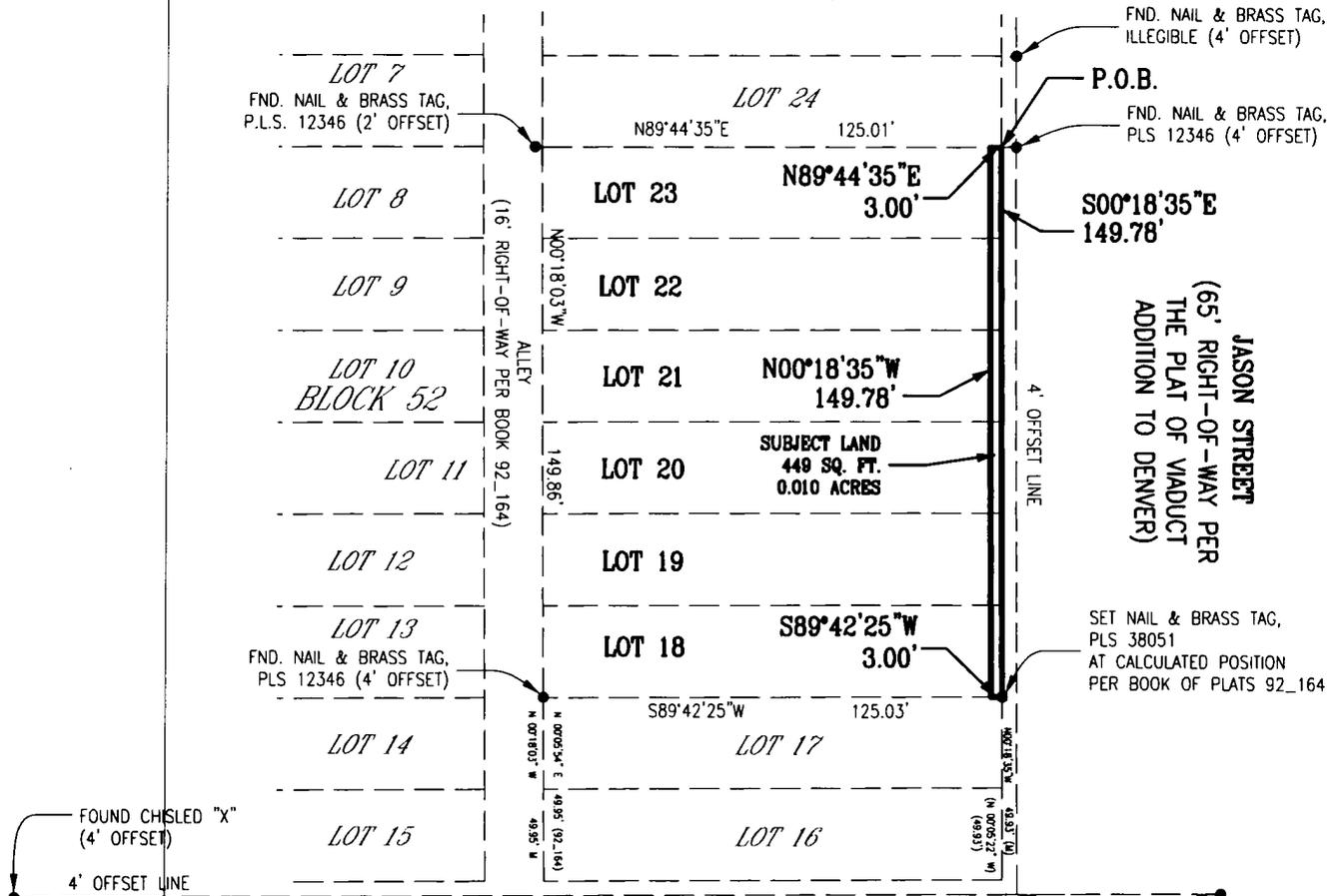
THENCE N 00° 18' 35" W PARALLEL AND OFFSET 3.00 FEET WESTERLY WITH THE EAST LINE OF SAID LOTS 18 THROUGH 23, BLOCK 52, INCLUSIVE, A DISTANCE OF 149.78 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 23;

THENCE N 89° 44' 35" E WITH THE NORTH LINE OF SAID LOT 18, A DISTANCE OF 3.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.010 ACRES (449 SQ. FEET), MORE OR LESS.

LAND DESCRIPTION

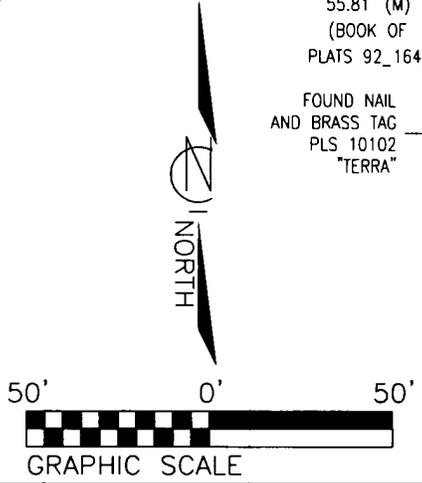
THE EASTERLY 3 FEET OF LOTS 18 THROUGH 23, INCLUSIVE, BLOCK 52, VIADUCT ADDITION TO DENVER,
 SAID BLOCK 52 BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 28,
 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH
 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO



S 89°54'11" W 274.10' (BOOK OF PLATS 92_164)
 S 89°41'52" W 274.10' (M)
BASIS OF BEARINGS
WEST 37TH AVENUE
(65' RIGHT-OF-WAY PER
THE PLAT OF VIADUCT
ADDITION TO DENVER)



PREPARED BY DARREN M. LEVEILLE
 COLORADO PLS NO. 38051
 PREPARED FOR ON BEHALF OF SURVSWEST LLC



PROJECT NO.	P18226 - JASON STREET		
CLIENT PROJECT NO.	P18226 - JASON STREET		
REVISION DESCRIPTION			
DRAWN BY: DML	DATE: 09-28-18	SCALE: 1" = 50'	
 10200 E Girard Ave Bldg B Suite 450 Denver, CO 80231 Tel: (720) 259-9323 SURVEY/MAPPING • UTILITY/SUB • REAL ESTATE			

LAND DESCRIPTION A PORTION OF LOTS 18 THROUGH 23, INCLUSIVE, BLOCK 52, VIADUCT ADDITION TO DENVER, SAID BLOCK 52 BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO		
TITLE:		
LAND DESCRIPTION		
REVISION: 1	DRAWING NO. P18226 - JASON STREET	SHEET NO. 2 OF 2