



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: March 2, 2026

ROW #: 2023-DEDICATION-0000250 **SCHEDULE #:** Adjacent to 1) 0630205029000, and
2) 0630205029000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) South Clermont Street, located at the intersection of South Clermont Street and East Evans Avenue, and 2) East Evans Avenue, located at the intersection of East Evans Avenue and South Clermont 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 1) South Clermont Street, and 2) East Evans 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, “Cameron 2.”

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) South Clermont Street, and 2) East Evans Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000250-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/BP/BVS

- cc: Dept. of Real Estate, RealEstate@denvergov.org
- City Councilperson, Diana Romero Campbell District #4
- Councilperson Aide, Macy Conant
- Councilperson Aide, Kathy Gile
- 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
- Department of Law, Mar’quasa Maes
- DOTI Survey, Brian Pfohl
- DOTI Ordinance
- Owner: City and County of Denver
- Project file folder 2023-DEDICATION-0000250

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](mailto: MileHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor’s Legislative team with questions

Date of Request: March 2, 2026

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) South Clermont Street, located at the intersection of South Clermont Street and East Evans Avenue, and 2) East Evans Avenue, located at the intersection of East Evans Avenue and South Clermont 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: 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:
 Proposing to build a new apartment complex. The developer was asked to dedicate two parcels of land as 1) South Clermont Street, and 2) East Evans Avenue.

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

7. City Council District: Diana Romero Campbell, District #4

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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

Project Title: 2023-DEDICATION-0000250

Description of Proposed Project: Proposing to build a new apartment complex. The developer was asked to dedicate two parcels of land as 1) South Clermont Street, and 2) East Evans 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) South Clermont Street, and 2) East Evans 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) South Clermont Street, and 2) East Evans Avenue, as part of the development project called, "Cameron 2."

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
- ▭ Lots/Blocks

289 0 144.5 289 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:2,257

Map Generated: 3/2/2026

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. 2023-DEDICATION-0000250-001:

LEGAL DESCRIPTION - STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 25TH DAY OF FEBRUARY, 2026, AT RECEPTION NUMBER 2026021331 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF BLOCK 6, WARREN'S UNIVERSITY HEIGHTS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST-WEST CENTERLINE OF SAID SECTION 30 TO BEAR NORTH 89°32'22" EAST, A DISTANCE OF 2,550.37 FEET BETWEEN A FOUND 3 1/4" ALUMINUM CAP STAMPED "COLORADO DEPARTMENT OF HIGHWAYS T4S 1/4 R68W R67W S25 S30 1991 PLS 11434" IN A RANGE BOX AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A FOUND 2 1/2" ALUMINUM CAP STAMPED "P.W.S.I. T4S R67W C1/4 S30 2002 LS 28669" IN A RANGE BOX AT THE CENTER QUARTER CORNER OF SAID SECTION 30, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 30; THENCE NORTH 56°45'47" EAST, A DISTANCE OF 1,861.66 FEET TO A POINT ON THE WESTERLY LINE OF BLOCK 6, WARREN'S UNIVERSITY HEIGHTS AND THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY LINE OF BLOCK 6, NORTH 00°18'07" WEST, A DISTANCE OF 255.99 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST EVANS AVENUE, ALSO BEING A POINT ON THE SOUTHERLY LINE OF CDOT PARCEL NO. 108 DESCRIBED AT RECEPTION NO. 2001194599 AND A POINT OF NON-TANGENT CURVATURE; THENCE ALONG SAID SOUTHERLY LINE, 5.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.50 FEET, AN INCLUDED ANGLE OF 14°00'05" AND SUBTENDED BY A CHORD BEARING NORTH 28°01'58" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 87°25'04" EAST, A DISTANCE OF 1.00 FEET; THENCE SOUTH 46°08'24" WEST, A DISTANCE OF 1.89 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 2.00 FEET EASTERLY THEREFROM, SAID WESTERLY LINE OF BLOCK 6, SOUTH 00°18'07" EAST, A DISTANCE OF 259.04 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 2 DESCRIBED AT RECEPTION NO. 2020067967; THENCE ALONG NORTHERLY LINE OF SAID PARCEL 2, SOUTH 89°30'55" WEST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 517 SQUARE FEET OR 0.012 ACRES, MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000250-002:

LEGAL DESCRIPTION - STREET PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 25TH DAY OF FEBRUARY, 2026, AT RECEPTION NUMBER 2026021331 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF BLOCK 6, WARREN'S UNIVERSITY HEIGHTS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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1) 20.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.50 FEET, AN INCLUDED ANGLE OF 57°32'55" AND SUBTENDED BY A CHORD BEARING NORTH 63°48'28" EAST, A DISTANCE OF 19.74 FEET;

2) THENCE SOUTH 87°25'04" EAST, A DISTANCE OF 129.93 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 50°18'48" EAST, A DISTANCE OF 15.75 FEET; THENCE ALONG A LINE PARALLEL WITH, AND 9.50 FEET SOUTHERLY THEREFROM, SAID SOUTHERLY LINE OF CDOT PARCEL NO. 108, NORTH 87°25'04" WEST, A DISTANCE OF 159.79 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,410 SQUARE FEET OR 0.032 ACRES, MORE OR LESS.



02/25/2026 10:56 AM
City & County of Denver
Electronically Recorded

R \$0.00

D \$0.00

WD

After signing, return to:
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Division of Real Estate
Denver, Colorado 80202
Project Description: 2023-DEDICATION-0000250
Asset Mgmt No.: 26-027

No Fee

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 23rd day of February, 2026, by **CS EVANS AVE, LLC**, a Delaware limited liability company, whose address is 1601 S. Mopac Expy, Suite 175, Austin, TX 78746, 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:

~~CS EVANS AVE, LLC~~, a Delaware limited liability company

By: [Signature]

Name: ~~_____~~ **Brent D. Heath**

Its: ~~_____~~ **Vice President**

STATE OF Texas)

) ss.

COUNTY OF Travis)

The foregoing instrument was acknowledged before me this 23rd day of February, 2026
by Brent D. Heath, as Vice President of CS EVANS AVE, LLC, a Delaware
limited liability company.

Witness my hand and official seal.

My commission expires: 2.14.2030

[Signature]
Notary Public

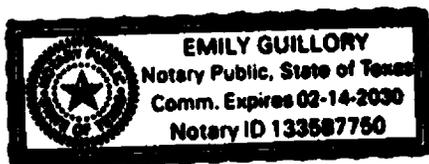


EXHIBIT "A"

LAND DESCRIPTION

SHEET 1 OF 4

PARCEL 1:

A PORTION OF BLOCK 6, WARREN'S UNIVERSITY HEIGHTS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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JOB NUMBER: 23-79,906
DRAWN BY: J. STEPHENSON
DATE: MARCH 14, 2024

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services



7000 N. BROADWAY,
SUITE 209
DENVER, CO 80221
(303) 936-6997
www.FlatironsInc.com

EXHIBIT "A"

LAND DESCRIPTION

SHEET 2 OF 4

PARCEL 2:

A PORTION OF BLOCK 6, WARREN'S UNIVERSITY HEIGHTS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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I, JOSHUA BREEDLOVE, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JOSHUA BREEDLOVE
COLORADO P.L.S. #38174
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 23-79,906
DRAWN BY: J. STEPHENSON
DATE: MARCH 14, 2024

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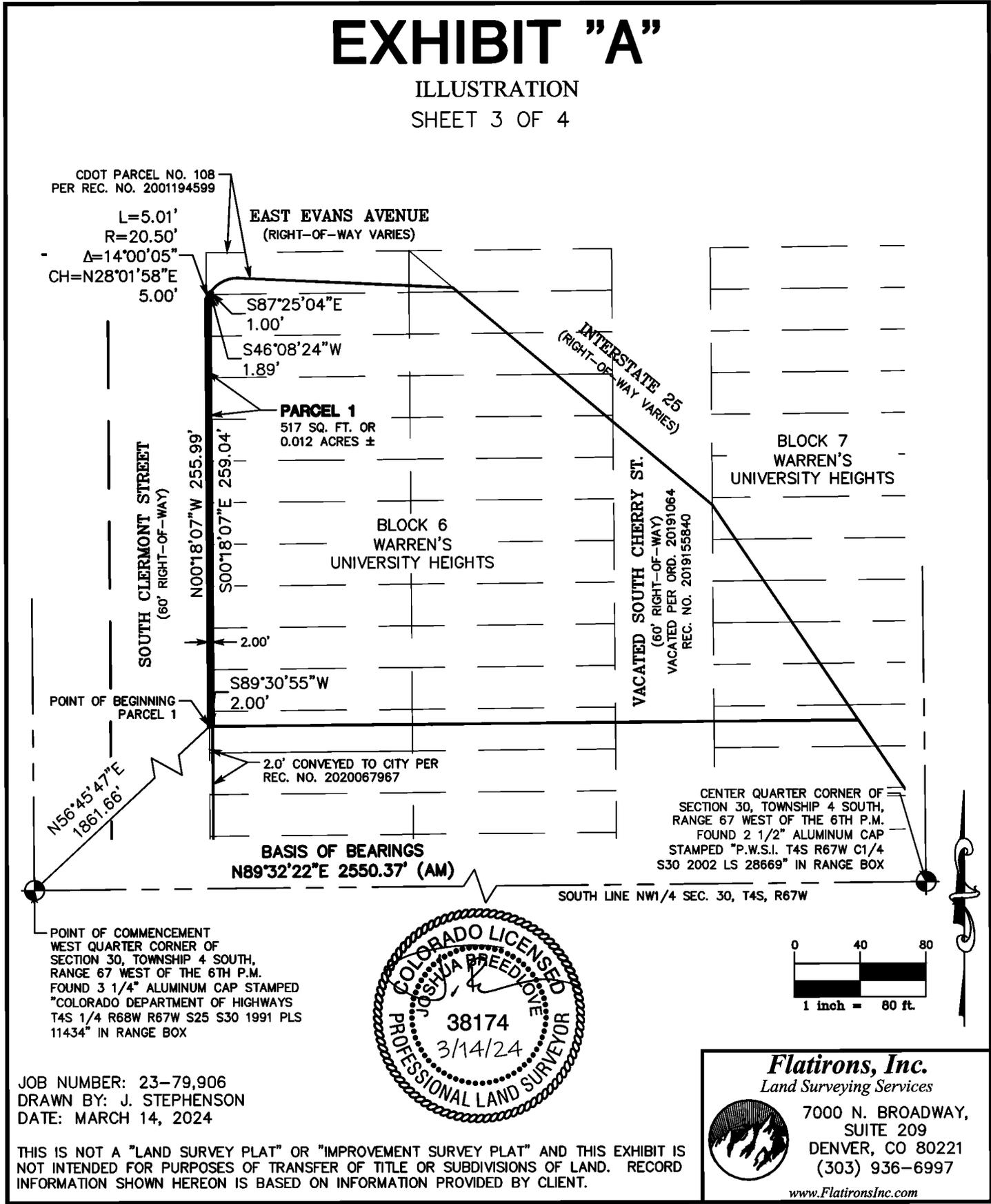
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EXHIBIT "A"

ILLUSTRATION
SHEET 3 OF 4



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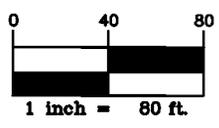
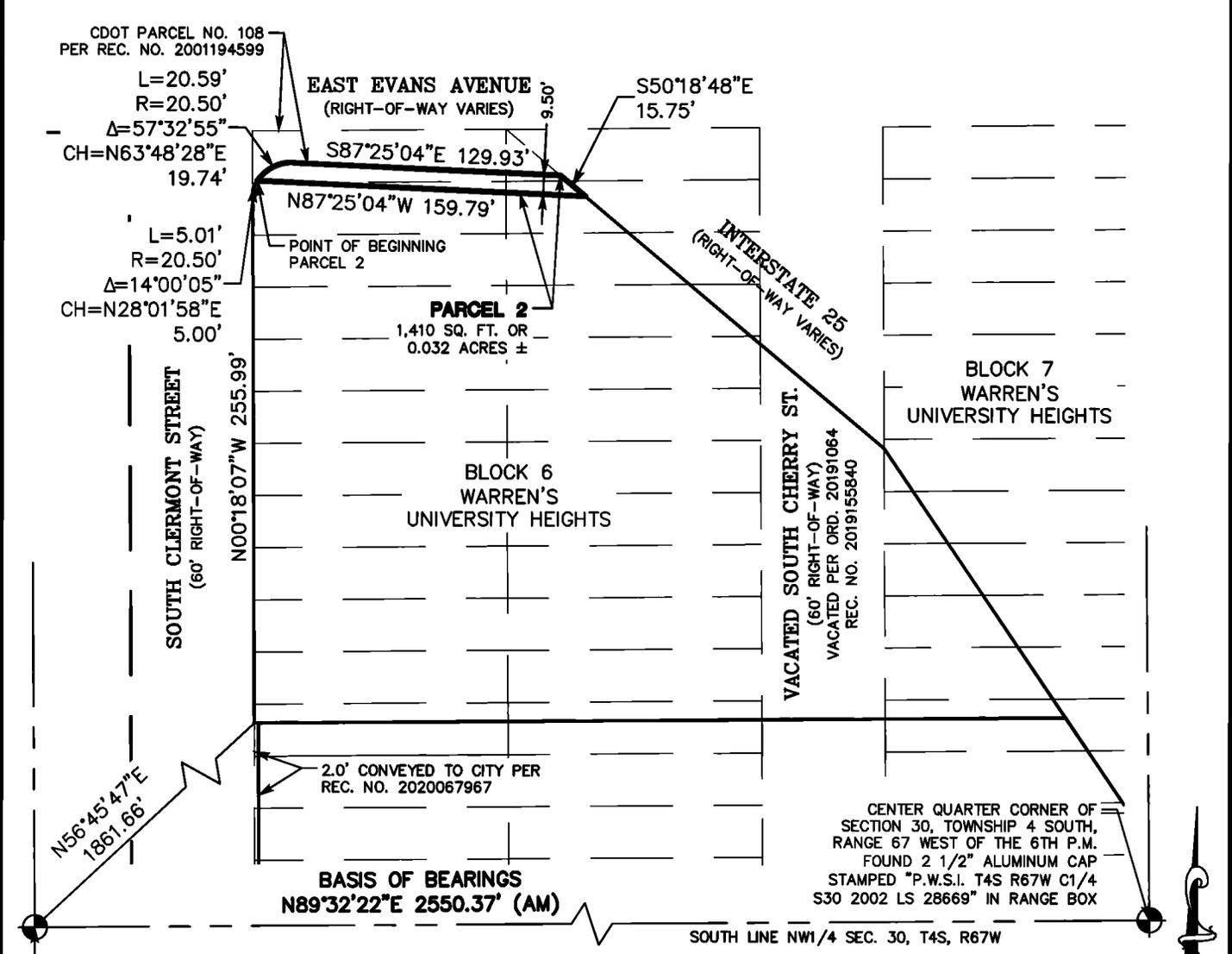
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EXHIBIT "A"

ILLUSTRATION SHEET 4 OF 4



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