



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Ivone Avila-Ponce, City Attorney's Office

FROM: Glen D. Blackburn, P.E., Director, Right-of-Way Services 

DATE: March 19, 2024

ROW #: 2023-DEDICATION-0000229 **SCHEDULE #:** Adjacent to 1) 0605212019000, and 2) 0605212019000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) North Jersey Street, located at the intersection of North Jersey Street and East 14th Avenue, & 2) Public Alley, bounded by North Jersey Street, East 13th Avenue, North Ivy Street, and East 14th 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) North Jersey Street, and 2) Public Alley. 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, "Jersey 7."

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) North Jersey Street, and 2) Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000229-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/BP /BV

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Amanda Sawyer, District # 5
Councilperson Aide, Nicole Aviles
Councilperson Aide, Owen Brigner
Councilperson Aide, Logan Fry
Councilperson Aide, Juan Sipion
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Manager's Office, Nicholas Williams
DOTI, Director, Right-of-Way Services, Glen Blackburn
Department of Law, Johna Varty
Department of Law, Martin Plate
Department of Law, Deanne Durfee
Department of Law, Ivone Avila-Ponce
Department of Law, Katie Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Brian Pfohl
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2023-DEDICATION-0000229

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

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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: March 19, 2024

Please mark one: Bill Request or Resolution Request

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) North Jersey Street, located at the intersection of North Jersey Street and East 14th Avenue, and 2) Public Alley, bounded by North Jersey Street, East 13th Avenue, North Ivy Street, and East 14th 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: Nicholas Williams |
| Email: Barbara.Valdez@denvergov.org | Email: Nicholas.Williams@denvergov.org |

5. **General description or background of proposed request. Attach executive summary if more space needed:**
Proposing to demolish existing multi-family structure, and build a new 7 unit multi-family structure. The developer was asked to dedicate two parcels of land as 1) North Jersey Street, and 2) Public Alley.

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

7. **City Council District:** Amanda Sawyer, District #5

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> (A) | <i>Additional Funds</i> (B) | <i>Total Contract Amount</i> (A+B) |
|---------------------------------------|--------------------------------|---------------------------------------|
| | | |
| <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-0000229

Description of Proposed Project: Dedicate two City-owned parcels of land as Public Right-of-Way as 1) North Jersey Street, located at the intersection of North Jersey Street and East 14th Avenue, and 2) Public Alley, bounded by North Jersey Street, East 13th Avenue, North Ivy Street, and East 14th 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) North Jersey Street, and 2) Public Alley.

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) North Jersey Street and 2) Public Alley as part of the development project called, "Jersey 7."



Legend

-  Streets
-  Alleys
-  County Boundary
-  Parcels
- Parks**
 -  All Other Parks; Linear
 -  Mountain Parks



PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000229-001:

LEGAL DESCRIPTION – STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF MARCH, 2024, AT RECEPTION NUMBER 2024021441 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE EASTERLY 2.00 FEET OF LOTS 37, 38, 39 AND 40 AND OF THE NORTH ½ OF LOT 36, BLOCK 113, COLFAX TERRACE, LOCATED IN THE NORTHWEST ¼ OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 225 SQUARE FEET (0.005 ACRES), MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000229-002:

LEGAL DESCRIPTION - ALLEY PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF MARCH, 2024, AT RECEPTION NUMBER 2024021441 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

THE EASTERLY 0.50 FEET OF THE WESTERLY 5.50 FEET OF LOTS 37, 38, 39 AND 40 AND OF THE NORTH 1/2 OF LOT 36, BLOCK 113, COLFAX TERRACE, LOCATED IN THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 56 SQUARE FEET (0.001 ACRES), MORE OR LESS.



03/14/2024 09:22 AM

R \$0.00

D \$0.00

City & County of Denver

WD

Electronically Recorded

After signing, return to:
City and County of Denver
201 West Colfax Avenue, Dept 1010
Division of Real Estate
Attn: Shannon Cruz
Denver, Colorado 80202
Project Description: 2023-DEDICATION-0000229
Asset Mgmt No.: 24-056

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 11th day of March, 2024, by **1375 JERSEY STREET LLC**, a Colorado limited liability company, whose address is 409 Pennsylvania Street, Denver, CO 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.

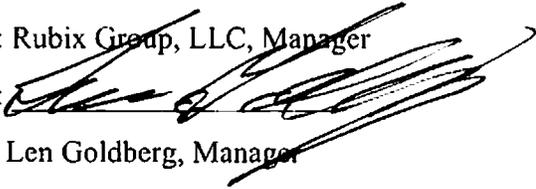
No separate bill of sale with respect to improvements on the Property will be executed.

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

ATTEST:

1375 JERSEY STREET LLC, a Colorado limited liability company

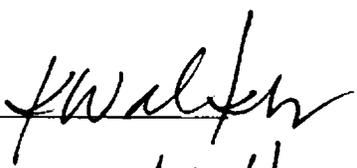
By: Rubix Group, LLC, Manager

By: 
Len Goldberg, Manager

STATE OF Colorado)
COUNTY OF Denver)^{ss.}

The foregoing instrument was acknowledged before me this 11th day of March, 2024 by Len Goldberg, Manager, Rubix Group, LLC, a Colorado limited liability company, Manager of 1375 JERSEY STREET, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: _____

Karen Walker
Notary Public

KAREN WALKER
Notary Public
State of Colorado
Notary ID 20044022423
My Commission Expires: June 28, 2024

2021-PROJMSTR-0000466-ROW

EXHIBIT - A**LAND DESCRIPTION'S**
(1389 N. JERSEY ST.)**PARCEL 1:**

The easterly 2.00 feet of Lots 37, 38, 39 and 40 and of the North $\frac{1}{2}$ of Lot 36, Block 113, Colfax Terrace, located in the Northwest $\frac{1}{4}$ of Section 5, Township 4 South, Range 67 West of the 6th P.M., City and County of Denver, State of Colorado.

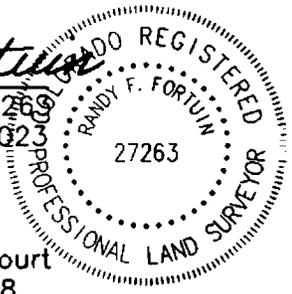
Containing 225 square feet (0.005 acres), more or less.

PARCEL 2:

The easterly 0.50 feet of the westerly 5.50 feet of Lots 37, 38, 39 and 40 and of the North $\frac{1}{2}$ of Lot 36, Block 113, Colfax Terrace, located in the Northwest $\frac{1}{4}$ of Section 5, Township 4 South, Range 67 West of the 6th P.M., City and County of Denver, State of Colorado.

Containing 56 square feet (0.001 acres), more or less.

Randy Fortuin
Randy Fortuin, PLS 27263
Date: November 16, 2023
Job No.: 21-2712
For and on Behalf of
CBM Surveys, Inc.
1418 South Addison Court
Aurora, Colorado 80018
720-373-8376



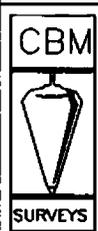
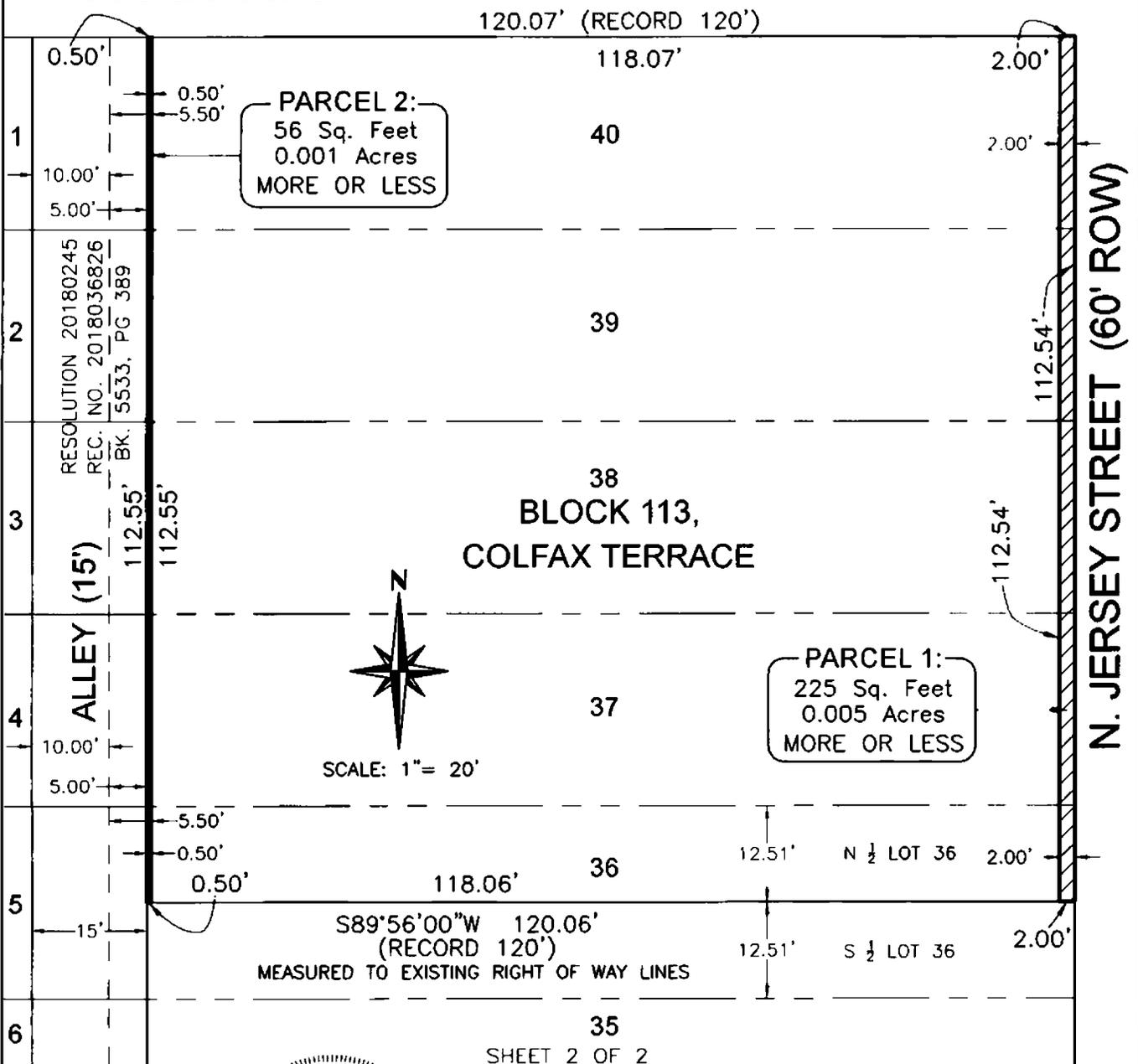
CBM SURVEYS, INC.
LAND SURVEYING SERVICES

Aurora, CO 80018
720-373-8376
cbmsurveys@comcast.net

2021-PROJMSTR-0000466-ROW
EXHIBIT - A
SHEET 2 OF 2

THIS DRAWING IS MEANT TO DEPICT
THE ATTACHED LAND DESCRIPTION AND
IS FOR INFORMATIONAL PURPOSES
ONLY. IT DOES NOT REPRESENT A
MONUMENTED LAND SURVEY

E. 14TH AVENUE (80' ROW)



Randy Fortuin
 COLORADO REGISTERED
 November 16, 2023
 27263
 Randy Fortuin, PLS 27263
 For and on Behalf of CBM Surveys, Inc.
 1418 South Addison St., Aurora, CO 80012
 720-373-8376

ADDRESS:
 1389
 N. Jersey Street
 Denver, Colorado

DATE: Nov. 16, 2023

DWG: 212712-2DED.DWG