



**REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY**

**TO:** Caroline Martin, City Attorney's Office

**FROM:** Matt Bryner, Director Engineer-Architect  
Right-of-Way Services

**DATE:** January 29, 2019

**ROW #:** 2018-Dedication-0000084      **SCHEDULE #:** 0131330011000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as E. Colfax Ave. Located near the intersection of E. Colfax Ave and N. Cherry St.

**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 E. Colfax Ave. This parcel(s) of land is being dedicated to the City and County of Denver for Public Right-of-Way, as part of the development project (**Sato Sanctuary**)

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 E. Colfax Ave. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2018-Dedication-0000084-001) HERE.**

A map of the area to be dedicated is attached.

MB/JC/bv

cc: Dept. of Real Estate, Katherine Rinehart  
City Councilperson & Aides, Christopher Herndon District # 8  
Council Aide Amanda Schoultz  
Council Aide Charley Oldaker  
Council Aide Bonnie Guillen  
City Council Staff, Zach Rothmier  
Environmental Services, David Erickson  
Public Works, Manager's Office, Alba Castro  
Public Works, Manager's Office, Jason Gallardo  
Public Works, Right-of-Way Engineering Services, Matt Bryner  
Department of Law, Brad Beck  
Department of Law, Maureen McGuire  
Department of Law, Martin Plate  
Department of Law, Deanne Durfee  
Department of Law, Caroline Martin  
Department of Law, Stan Lechman  
Public Works Survey, John Clarke  
Public Works Survey, Paul Rogalla  
Owner: City and County of Denver  
Project file folder 2018-Dedication-0000084

## ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo  
at [jason.gallardo@DenverGov.org](mailto:jason.gallardo@DenverGov.org) by **12:00 pm on Monday.**

**\*All fields must be completed.\***  
*Incomplete request forms will be returned to sender which may cause a delay in processing.*

Date of Request: January 29, 2019

Please mark one:  Bill Request or  Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes  No

If yes, please explain:

2. **Title:** (Include a concise, one sentence description – please include name of company or contractor and contract control number - that clearly indicates the type of request: **grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.**)

This request is to dedicate a parcel of land as Public Right of Way as E. Colfax Ave.  
Located near the intersection of E. Colfax Ave and N. Cherry St.

3. **Requesting Agency:** Public Works-Right-of-Way Services  
**Agency Division:** Survey

4. **Contact Person:** (With actual knowledge of proposed ordinance/resolution.)

- **Name:** Barbara Valdez
- **Phone:** 720-865-3153
- **Email:** Barbara.valdez@denvergov.org

5. **Contact Person:** (With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)

- **Name:** Jason Gallardo
- **Phone:** 720-865-8713
- **Email:** Jason.gallardo@denvergov.org

6. **General description/background of proposed ordinance including contract scope of work if applicable:**

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 E. Colfax Ave. This parcel(s) of land is being dedicated to the City and County of Denver for Public Right-of-Way, as part of the development project (**Sato Sanctuary**)

**\*\*Please complete the following fields:** (Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field – please do not leave blank.)

- a. **Contract Control Number:** N/A
- b. **Contract Term:** N/A
- c. **Location:** 4633 E. Colfax Ave.
- d. **Affected Council District:** Christopher Herndon Dist. #8
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):**

7. **Is there any controversy surrounding this ordinance?** (Groups or individuals who may have concerns about it?) **Please explain.**

None.

---

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: \_\_\_\_\_

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



**DENVER**  
THE MILE HIGH CITY

## EXECUTIVE SUMMARY

**Project Title: 2018-Dedication-0000084**

**Description of Proposed Project: Dedicate a parcel of land as public right of way as E. Colfax Ave.**

**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 dedicate as Public Right of Way**

**Has a Temp MEP been issued, and if so, what work is underway: N/A**

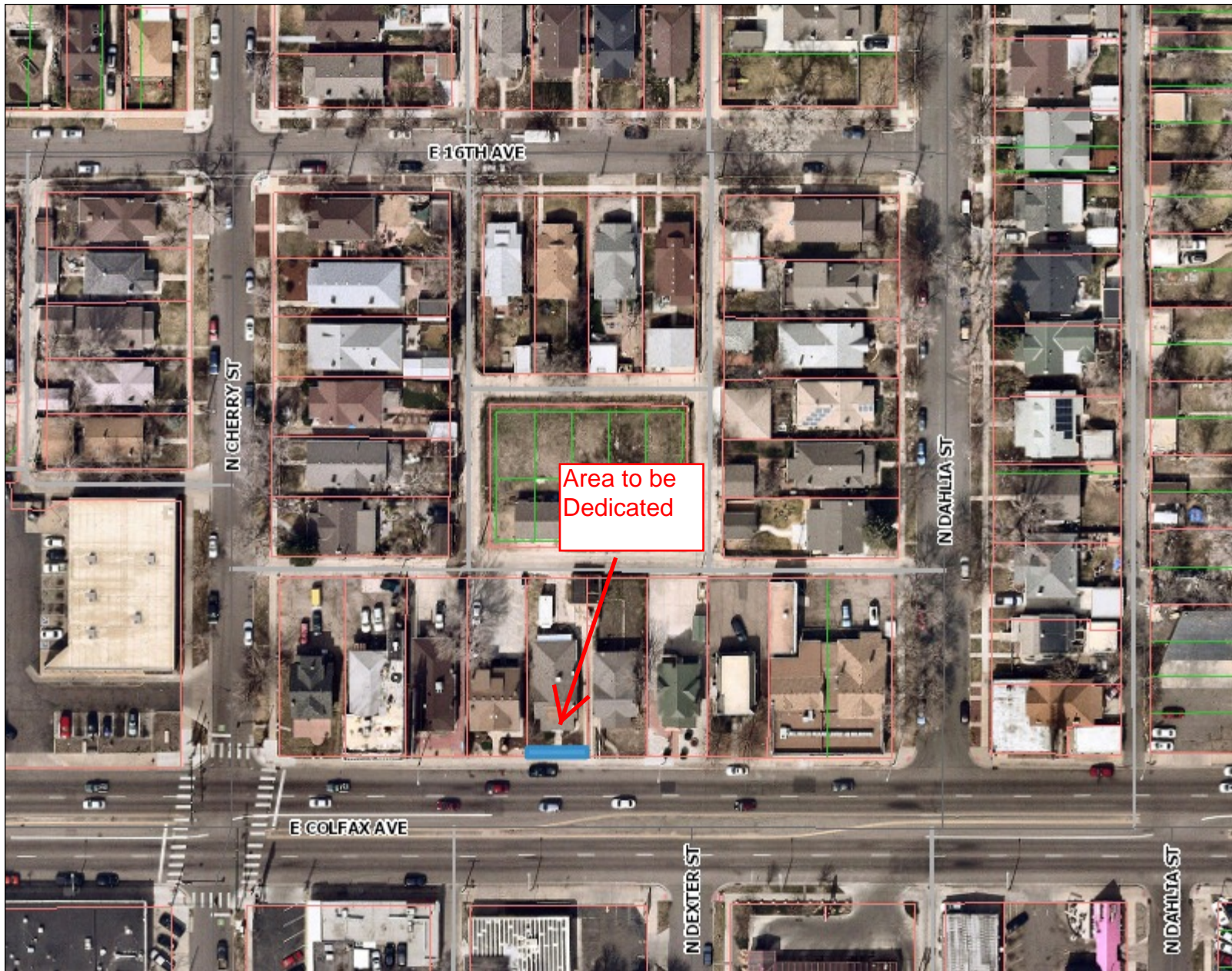
**What is the known duration of an MEP: N/A**

**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**

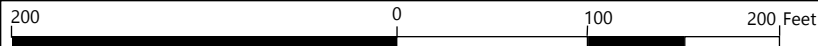
**Will an easement relinquishment be submitted at a later date: N/A**

**Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Right-of-Way, as a part of a development project called Sato Sanctuary.**



### Legend

-  Streams
-  Streets
-  Alleys
- Railroads
  -  Main
  -  Yard
  -  Spur
  -  Siding
  -  Interchange track
  -  Other
-  Bridges
- Rail Transit Stations
  -  Existing
  -  Planned
-  Park-N-Ride Locations
-  Lakes
-  County Boundary
-  Parcels
-  Lots/Blocks
- Parks
  -  All Other Parks; Linear
  -  Mountain Parks



PW Legal Description No. 2018-Dedication-0000084-001

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF JANUARY 2019, AT RECEPTION NUMBER 2019006366 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PORTION OF LOT 11, BLOCK 5, PIGG'S RESUBDIVISION OF PART OF HARTMAN'S ADDITION TO DENVER, IN THE SW  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, TO WIT:

THE SOUTH SEVEN (7) FEET OF SAID LOT 11, BLOCK 5, PIGG'S RESUBDIVISION OF PART OF HARTMAN'S ADDITION.

THE ABOVE DESCRIBED PARCEL CONTAINS 287 SQUARE FEET OR 0.00659 ACRES MORE OR LESS.



2019006366  
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**

*to SA IS*  
**THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this 15 day of January 2019, ~~2018~~, by **TAKAYUKI SATO AND STEPHANIE G. SATO**, whose address is 4633 E COLFAX AVE., DENVER CO 80220-1201, 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. # 12544

4633 E. Colfax  
2018-Dedication-0000084

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

ATTEST:

[Signature] 1/15/19

TAKAYUKI SATO

[Signature] 1/15/19

STEPHANIE G. SATO

STATE OF COLORADO )

) ss.

COUNTY OF DENVER )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of JAN 2019, 2018 <sup>s/A</sup> TS

Witness my hand and official seal.

My commission expires: 3/27/21

[Signature]  
Notary Public 303-399-4156

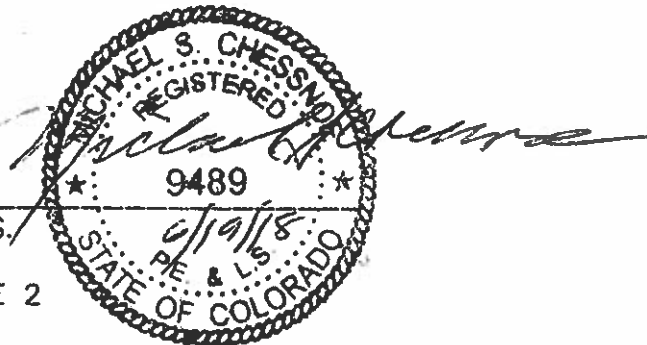
ABDUL SHAMBE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19974005587  
MY COMMISSION EXPIRES 03/27/2021

# EXHIBIT A

LAND DESCRIPTION:

A PORTION OF LOT 11, BLOCK 5, PIGG'S RESUBDIVISION OF PART OF HARTMAN'S ADDITION TO DENVER, IN THE SW  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, TO WIT: THE SOUTH SEVEN (7) FEET OF SAID LOT 11, BLOCK 5, PIGG'S RESUBDIVISION OF PART OF HARTMAN'S ADDITION. THE ABOVE DESCRIBED PARCEL CONTAINS 287 SQUARE FEET OR 0.00659 ACRES MORE OR LESS.

MICHAEL S. CHESSNOE, P.E. & L.S.  
C/O CHESSNOE AND ASSOCIATES  
4101 EAST WESLEY AVENUE, SUITE 2  
DENVER, CO. 80222

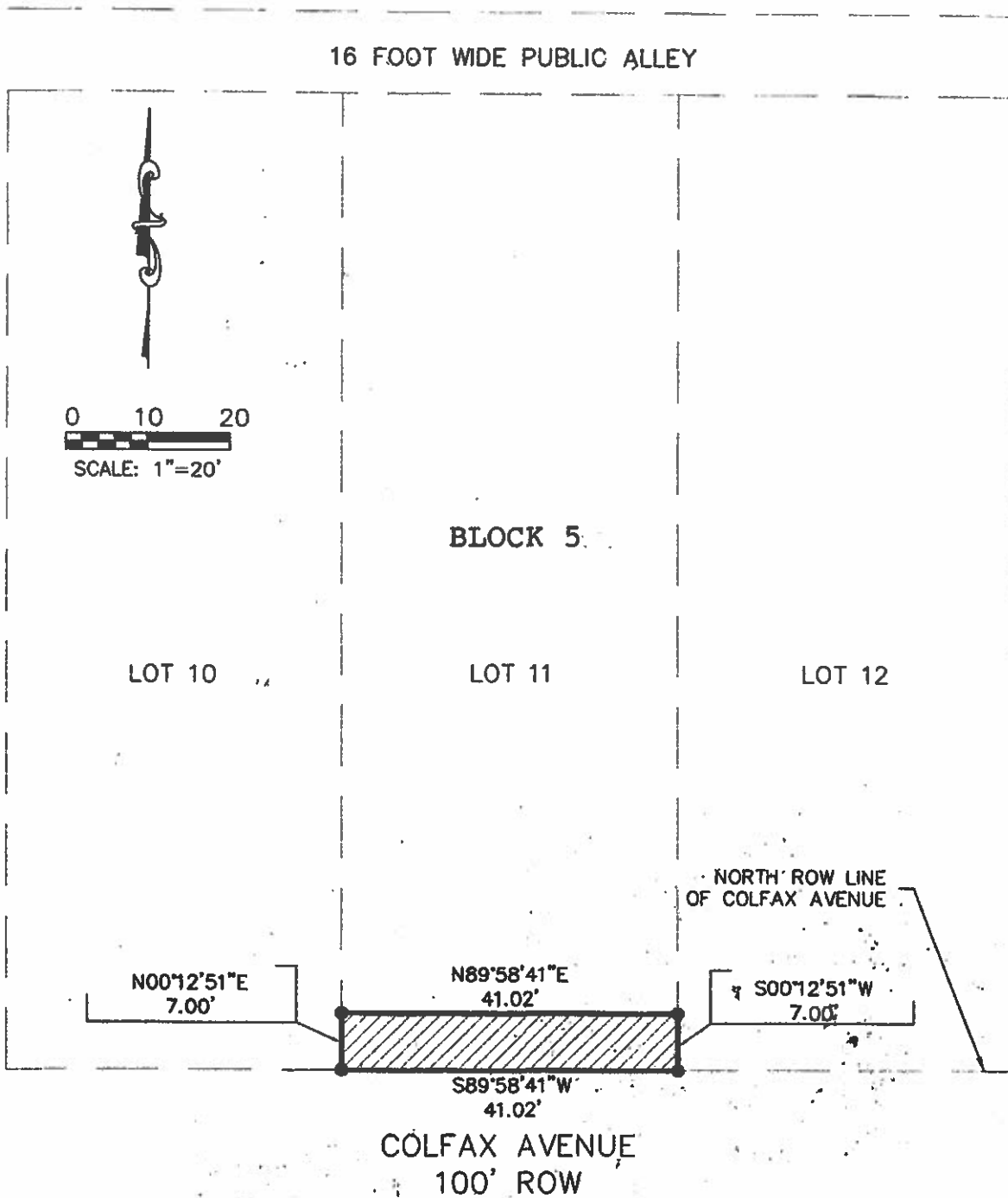


PREPARED BY:  
CHESSNOE AND ASSOCIATES  
4101 EAST WESLEY AVENUE, SUITE 2  
DENVER, CO. 80222  
PHONE: 303-722-3267  
DECEMBER 21, 2017  
▲ REVISED JUNE 19, 2018



# EXHIBIT A

PARCEL SITUATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY, IT IS INTENDED TO DEPICT ONLY THE ATTACHED LEGAL DESCRIPTION.

▲ REVISED JUNE 19, 2018