




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

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

**FROM:** Matt R. Bryner, P.E., Director, Right-of-Way Services 

**DATE:** March 15<sup>th</sup>, 2021

**ROW #:** 2021-DEDICATION-0000037 **SCHEDULE #:** 0604202001000

**TITLE:** This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by E. 14<sup>th</sup> Ave., N. Trenton St., E. Colfax Ave., and N. Tamarac St., and 2) E. Colfax Ave., located at the intersection of N. Trenton St. and E. Colfax Ave.

**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) Public Alley and 2) E. Colfax Ave. 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, "PILOTAH Brain Injury Alliance 7900 E Colfax."

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) Public Alley and 2) E. Colfax Ave. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2021-DEDICATION-0000037-001,002) HERE.**

A map of the area to be dedicated is attached.

MB/TB /RL

- cc: Dept. of Real Estate, Katherine Rinehart
- City Councilperson, Amanda Sawyer District # 5
- Councilperson Aide, JoyAnn Ruscha
- Councilperson Aide, Logan Fry
- Councilperson Aide, Sara Visser
- City Council Staff, Zach Rothmier
- Environmental Services, Andrew Ross
- DOTI, Manager's Office, Alba Castro
- DOTI, Manager's Office, Jason Gallardo
- DOTI, Director, Right-of-Way Engineering Services, Matt Bryner
- Department of Law, Maureen McGuire
- Department of Law, Martin Plate
- Department of Law, Deanne Durfee
- Department of Law, Caroline Martin
- Department of Law, Rachonda Dixon
- DOTI Survey, Tom Breitnauer
- DOTI Ordinance
- Owner: City and County of Denver
- Project file folder 2021-DEDICATION-0000037

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 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: March 15, 2021

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:** This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by E. 14th Ave., N. Trenton St., E. Colfax Ave., and N. Tamarac St., and 2) E. Colfax Ave., located at the intersection of N. Trenton St. and E. Colfax Ave.

3. **Requesting Agency:** DOTI, Right-of-Way Services  
**Agency Section:** Survey

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

- **Name:** Rebecca Long
- **Phone:** 720-547-5344
- **Email:** [Rebecca.Long@denvergov.org](mailto:Rebecca.Long@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:** 720-865-8723
- **Email:** [Jason.Gallardo@denvergov.org](mailto:Jason.Gallardo@denvergov.org)

6. **General description/background of proposed resolution 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 1) Public Alley and 2) E. Colfax Ave. 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, "PILOTAH Brain Injury Alliance 7900 E Colfax."

**\*\*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:** bounded by E. 14th Ave., N. Trenton St., E. Colfax Ave., and N. Tamarac St
- d. **Affected Council District:** Amanda Sawyer, District #5
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):** N/A

7. **Is there any controversy surrounding this resolution?** (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: \_\_\_\_\_

## EXECUTIVE SUMMARY

**Project Title:** 2021-DEDICATION-0000037

**Description of Proposed Project:** Dedication of a parcel of land as Public Right-of-Way as 1) Public Alley and 2) 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 be dedicated as 1) Public Alley and 2) E. Colfax Ave.

**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) Public Alley and 2) E. Colfax Ave., as part of a development project called, "PILOTAH Brain Injury Alliance 7900 E Colfax."



### Legend

- Well Restrictions
- Barrier Restrictions
- Area Restrictions
  - Liner
  - Sheet Pile Wall Area
- Streams
- Irrigation Ditches Reconstruct Gardeners
- Irrigation Ditches
- 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



**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000037-001:**

LAND DESCRIPTION – ALLEY PARCEL

A portion of a parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 28th day of April, 2017, at Reception Number 2017056359 in the City and County of Denver Clerk and Recorder's Office, lying in the northwest quarter of Section 4, Township 4 South, Range 67 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The west 2.00 feet of the east 10.00 feet of Lots 1 through 10, inclusive, Block 7, KENSINGTON, City and County of Denver, State of Colorado.

Containing 500 sq ft or 0.011 acres, more or less.

**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000037-002:**

LAND DESCRIPTION – STREET PARCEL

A portion of a parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 28th day of April, 2017, at Reception Number 2017056359 in the City and County of Denver Clerk and Recorder's Office, lying in the northwest quarter of Section 4, Township 4 South, Range 67 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

The north 7.00 feet of Lot 1, Block 7, KENSINGTON, except the east 10.00 feet thereof, City and County of Denver, State of Colorado.

Containing 840 sq ft or 0.019 acres, more or less.



04/28/2017 12:22 PM  
City & County of Denver  
Electronically Recorded

R \$28.00

D \$65.00  
WD

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 27<sup>th</sup> day of April, 2017, by Crosscheck, LLC a Nevada limited liability company, whose address is 1490 W. 121<sup>st</sup> Avenue, Suite 201, Westminster, CO 80234 ("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 the Grantor, for and in consideration of the sum of Six Hundred Fifty Thousand and 00/100 Dollars (\$650,000.00) 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 the Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by the Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on Exhibit A attached 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 the Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

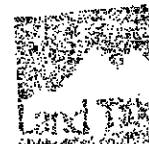
TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto the Grantee, and its successors and assigns forever. The Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of the Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor.

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

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

State Documentary Fee  
Date  
\$ 6500

70529708









**EXHIBIT A**

**LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 7, EXCEPT THE REAR OR EASTERLY 8 FEET OF SAID LOTS, KENSINGTON, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**