



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: June 29th, 2020

ROW #: 2019-DEDICATION-0000120 **SCHEDULE #:** 0501103045000

TITLE: This request is to dedicate a parcel of land as Public Right-of-Way as E. Colfax Ave., located at the intersection of E. Colfax Ave. and N. Garfield 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 by the City and County of Denver for Public Right-of-Way, as part of the development project, ‘National Jewish Hospital - Center for Outpatient Health (COH).’

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 # (2019-DEDICATION-0000120-001) HERE.

A map of the area to be dedicated is attached.

MB/RP/RL

- cc: Dept. of Real Estate, Katherine Rinehart
- City Councilperson, Chris Hinds District # 10
- Councilperson Aide, Galia Halpern
- Councilperson Aide, Teresa St. Peter
- Councilperson Aide, Liz Zukowski
- City Council Staff, Zach Rothmier
- Environmental Services, David Erickson
- DOTI, Manager’s Office, Alba Castro
- DOTI, Manager’s Office, Jason Gallardo
- DOTI, Director, Right-of-Way 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, Stan Lechman
- DOTI Survey, Ron Post
- DOTI Survey, Paul Rogalla
- Public Works Ordinance
- Owner: City and County of Denver
- Project file folder 2019-DEDICATION-0000120

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 Jason Gallardo
at 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: June 29th, 2020

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 a parcel of land as Public Right-of-Way as E. Colfax Ave., located at the intersection of E. Colfax Ave and N. Garfield St.

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:** 720-913-4518
- **Email:** 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

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 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, 'National Jewish Hospital - Center for Outpatient Health (COH).'

****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. Colfax Ave, N. Jackson St., E. 14th Ave., and N. Garfield St.
- d. **Affected Council District:** Chris Hinds, District #10
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):**

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: 2019-DEDICATION-0000120

Description of Proposed Project: Dedication of 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 be dedicated as Public Right-of-Way.

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

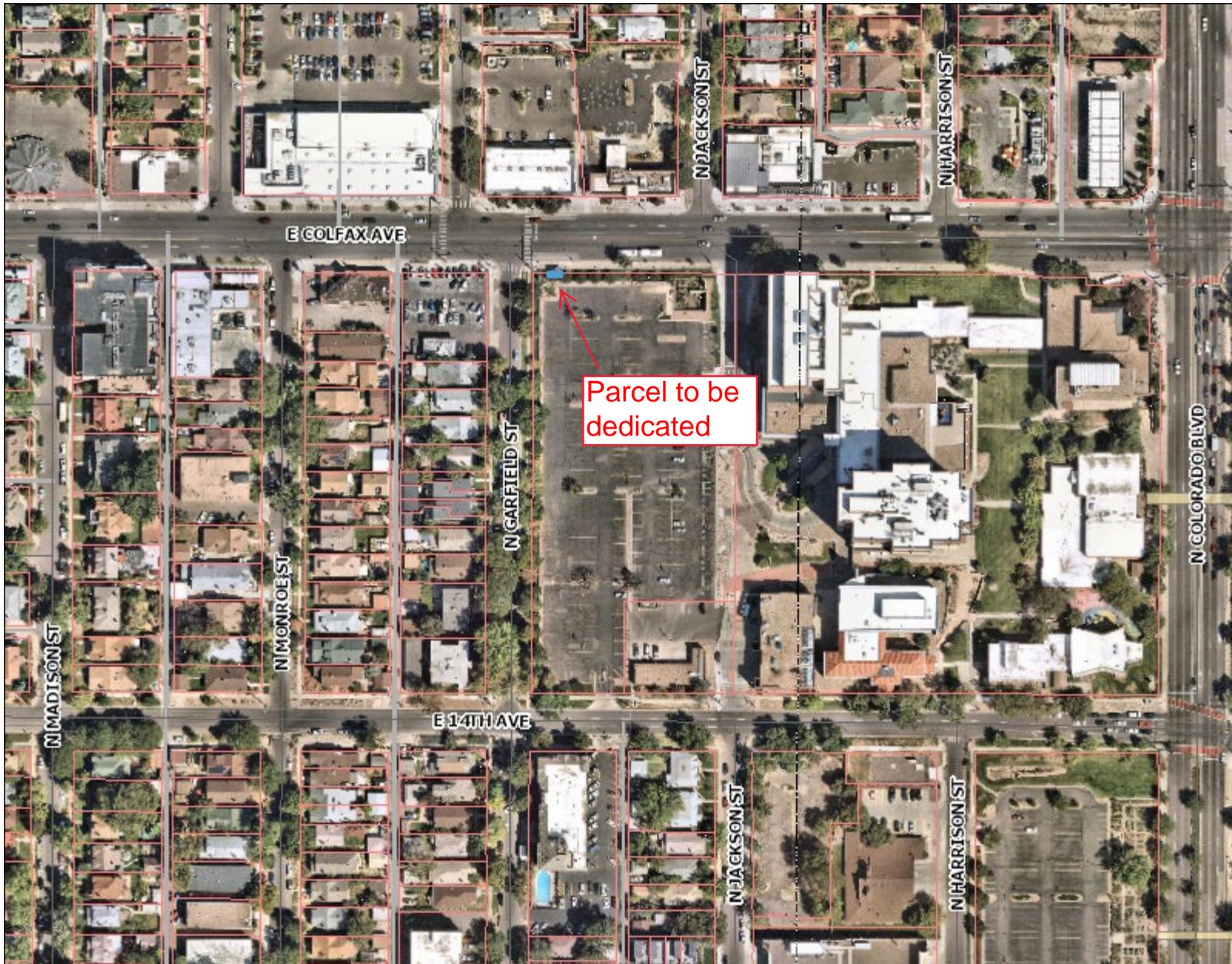
What is the known duration of a MEP: N/A

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

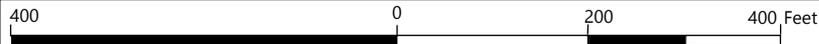
Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Right-of-Way, as part of a development project called, 'National Jewish Hospital - Center for Outpatient Health (COH).'



Parcel to be dedicated

Legend

-  Well Restrictions
-  Barrier Restrictions
- Area Restrictions
 -  Liner
 -  Sheet Pile Wall Area
-  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



PARCEL DESCRIPTION ROW NO. 2019-DEDICATION-0000120

LAND DESCRIPTION

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 8TH DAY OF JANUARY 2020, AT RECEPTION NUMBER 2020002805 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A PARCEL OF LAND WITHIN LOT 1, BLOCK 207 OF CAPITOL AVENUE SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF EAST COLFAX AVENUE, N89°54'56"E A DISTANCE OF 48.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, N89°54'56"E A DISTANCE OF 22.00 FEET; THENCE S00°05'04"E A DISTANCE OF 5.85 FEET; THENCE S89°54'56"W A DISTANCE OF 22.00 FEET; THENCE N00°05'04"W A DISTANCE OF 5.85 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 129 SQUARE FEET (0.003 ACRES), MORE OR LESS.

ALL LINEAL DIMENSIONS ARE IN US SURVEY FEET

BEARINGS ARE BASED ON COLORADO CENTRAL ZONE STATE PLANE COORDINATES ZONE 501 (NAD83) BEARING N89°54'18"E ALONG THE 22.25 FOOT RANGE LINE 14TH STREET BETWEEN A FOUND DRAG TOOTH IN RANGE BOX AT 14TH AND MONROE AND A FOUND DRAG TOOTH AT 14TH AND GARFIELD STREET.



01/08/2020 11:55 AM
City & County of Denver

R \$0.00

WD

2020002805

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 8th day of JANUARY, 2020, by NATIONAL JEWISH HEALTH, a Colorado Nonprofit Corporation, whose address is 1400 Jackson Street Denver, CO 80206, 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.

Handwritten: 20-004

Handwritten: Project Description: 2019-Dedication - 0000/20

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

ATTEST:

NATIONAL JEWISH HEALTH, a Colorado Nonprofit Corporation

By: [Signature]

Name: Christine K. Foraker

Its: EVP/CFO

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 8 day of January, 2020
by Christine K. Foraker, as EVP, CFO of NATIONAL JEWISH HEALTH,
a Colorado Nonprofit Corporation.

Witness my hand and official seal.

My commission expires: 11/12/2022

[Signature]
Notary Public

JENNIFER L. POWERS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984031424
MY COMMISSION EXPIRES NOVEMBER 12, 2022

EXHIBIT "A"

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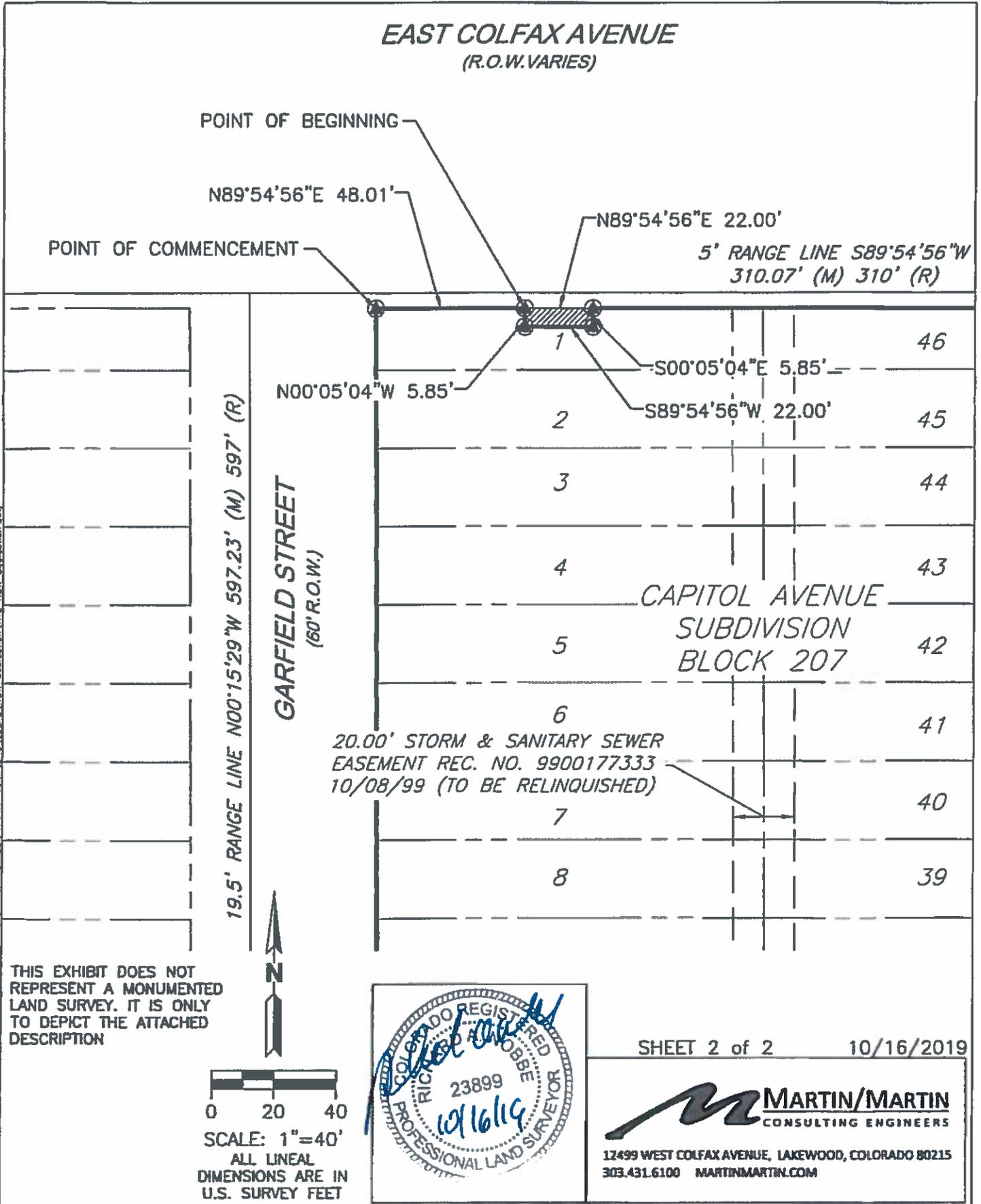
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PREPARED BY SKIP CROMLEY
REVIEWED BY RICHARD NOBBE, PLS #23899
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
OCTOBER 16, 2019



ILLUSTRATION TO EXHIBIT "A"



DRAWING LOCATION: G:\SP509\SP509_19_0724-Highway_Joinish_Center_for_Outpatient_Hereditas\LEGAL\ROW_Description\RTD_ROW_Definition.dwg