




**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:** May 24<sup>th</sup>, 2021

**ROW #:** 2020-DEDICATION-0000134 **SCHEDULE #:** Adjacent to 0231311058000

**TITLE:** This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) Public Alley, bounded by W. Colfax Ave., N. Utica St., W 16<sup>th</sup> Ave. and N. Tennyson St., and 2) W. Colfax Ave., located at the intersection of N. Utica St. and W. 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) W. 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, “Illegal Pete's West 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 Public Right-of-Way. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2020-DEDICATION-0000134-001-002) HERE.**

A map of the area to be dedicated is attached.

MB/JS/RL

cc: Dept. of Real Estate, Katherine Rinehart  
City Councilperson, Amanda Sandoval District # 1  
Councilperson Aide, Gina Volpe  
Councilperson Aide, Naomi Grunditz  
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, Jon Spirk  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2020-DEDICATION-0000134

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: May 24<sup>th</sup>, 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 W. Colfax Ave., N. Utica St., W 16th Ave. and N. Tennyson St., and 2) W. Colfax Ave., located at the intersection of N. Utica St. and W. 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) W. 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, "Illegal Pete's West 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 W. Colfax Ave., N. Utica St., W 16th Ave. and N. Tennyson St.
- d. **Affected Council District:** Amanda Sandoval District # 1
- 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.

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To be completed by Mayor's Legislative Team:

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

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

## EXECUTIVE SUMMARY

**Project Title:** 2020-DEDICATION-0000134

**Description of Proposed Project:** Dedication of a parcel of land as Public Right-of-Way as 1) Public Alley and 2) W. 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) W. 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) W. Colfax Ave., as part of a development project called, "Illegal Pete's West Colfax."



### Legend

- Well Restrictions
- Barrier Restrictions
- Area Restrictions
- Liner
- Sheet Pile Wall Area
- Streams
- Irrigation Ditches Reconstruct (Gardens)
- 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
- Parks
- All Other Parks; Linear
- Mountain Parks



0 200 400 Feet

1: 3, 120

Map Generated 5/24/2021

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.**

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000134-001:**

LAND DESCRIPTION – ALLEY PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 27TH DAY OF APRIL, 2021, AT RECEPTION NUMBER 2021080513 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE EAST 5 FEET OF LOTS 18 TO 22, BLOCK 18, SLOANE LAKE SUBDIVISION AND THE NORTH 3 FEET OF THE EAST 5 FEET OF WEST COLFAX AVENUE VACATED BY ORDINANCE NO. 127, SERIES 1947 LYING SOUTH OF SAID LOT 23, BLOCK 18 SLOANE LAKE SUBDIVISION.

CONTAINING: +/-815 SQ. FT. OR +/-0.019 ACRES.

TOGETHER WITH

**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000134-002:**

LAND DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 27TH DAY OF APRIL, 2021, AT RECEPTION NUMBER 2021080513 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THE SOUTH 7 FEET OF THE NORTH 10 FEET OF WEST COLFAX AVENUE VACATED BY ORDINANCE NO. 127, SERIES 1947 LYING SOUTH OF LOT 23, BLOCK 18 SLOANE LAKE SUBDIVISION.

CONTAINING: +/-876 SQ. FT. OR +/-0.020 ACRES.



After recording, return to:  
Division of Real Estate  
City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Denver, Colorado 80202  
Project Description: 2020-Dedication-0000134  
Asset Mgmt No.: 21-065

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 21 day of APRIL, 2021, by **4455 WEST COLFAX, LCC**, a Colorado limited liability company, whose address is 3222 Tejon Street, Denver, CO 80211, 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:

4455 WEST COLFAX, LCC a Colorado limited liability company

By: [Signature]

Name: PAUL TAMBURELLO

Its: MANAGER

STATE OF Colorado )  
 ) ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 27 day of April, 2021  
by Paul Tamburello, as Manager of 4455 WEST COLFAX, LCC, a  
Colorado limited liability company.

TRICIA WHITAKER  
NOTARY PUBLIC - STATE OF COLORADO  
Notary ID #20154017314  
My Commission Expires 5/29/2023

Witness my hand and official seal.

My commission expires: 5/29/2023

[Signature]  
Notary Public

EXHIBIT A  
LAND DESCRIPTION  
SHEET 1 OF 2

2018-PROJMSTR-0000612-ROW-002

THE EAST 5 FEET OF LOTS 18 TO 22, BLOCK 18, SLOAN LAKE SUBDIVISION AND THE NORTH 3 FEET OF THE EAST 5 FEET OF WEST COLFAX AVENUE VACATED BY ORDINANCE NO. 127, SERIES 1947 LYING SOUTH OF SAID LOT 23, BLOCK 18 SLOAN LAKE SUBDIVISION.

CONTAINING: ±815 SQ. FT. OR ±0.019 ACRES.

RICHARD B. GABRIEL, P.L.S.  
Colorado License No. 37929  
For and on behalf of  
Power Surveying Company, Inc.



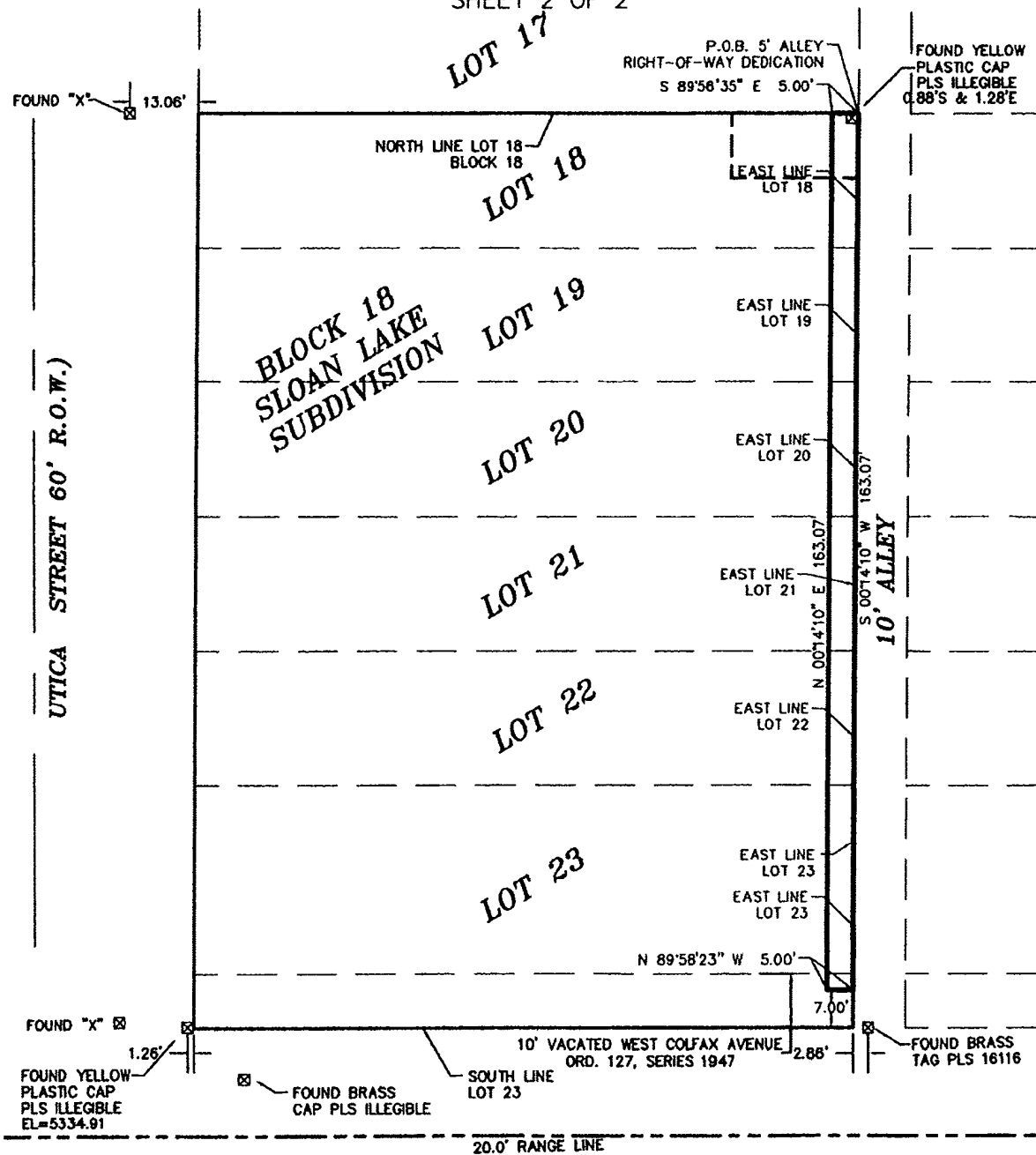
Surveying Company, Inc.

Established 1948  
PH 303-702-1617  
FAX 303-702-1488  
WWW.POWERSURVEYING.COM


DRAWING BY: MB      DATE: 08-19-20  
PROJECT NO. 18-074

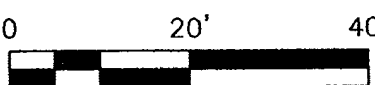


EXHIBIT A  
EXHIBIT OF LAND DESCRIPTION  
SHEET 2 OF 2



W. COLFAX AVENUE (100' R.O.W.)


  
 △ RANGE POINT  
 ● SET NAIL & BRASS TAG, MARKED  
 "PLS 37929" TYPICAL, UNLESS NOTED OTHERWISE  
 (M) AS MEASURED  
 (R) PER RECORD  
 P.O.B. POINT OF BEGINNING  
 P.O.C. POINT OF COMMENCEMENT

0      20'      40'  
  
 SCALE: 1" = 20'


**POWER**<sup>TM</sup>  
 Surveying Company, Inc.  
*Established 1948*  
 PH 303-702-1617  
 FAX 303-702-1456  
 WWW.POWERSURVEYING.COM

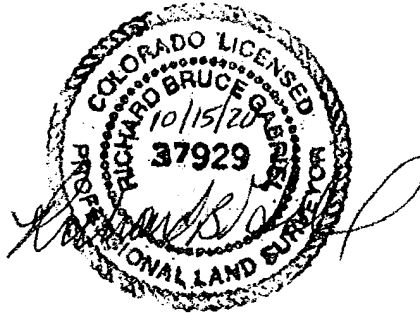
DRAWING BY: MB      DATE: 08-19-20  
PROJECT NO. 18-074

EXHIBIT B  
LAND DESCRIPTION  
SHEET 1 OF 2

*THE SOUTH 7 FOOT OF THE NORTH 10 FEET OF WEST COLFAX AVENUE VACATED BY ORDINANCE NO. 127,  
SERIES 1947 LYING SOUTH OF LOT 23, BLOCK 18 SLOAN LAKE SUBDIVISION.*

*CONTAINING: ±876 SQ. FT. OR ±0.020 ACRES.*

RICHARD B. GABRIEL, P.L.S.  
Colorado License No. 37929  
For and on behalf of  
Power Surveying Company, Inc.

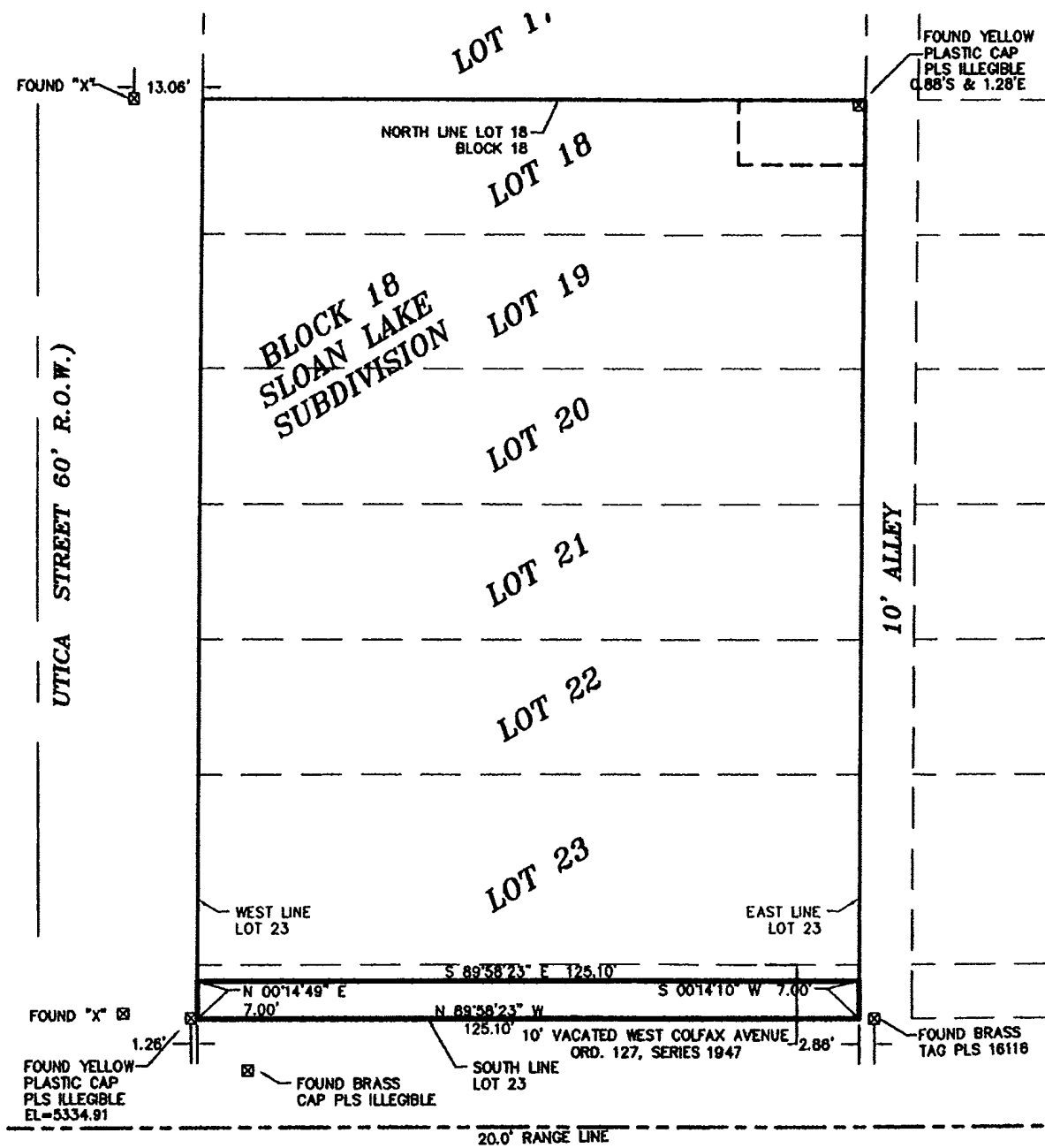


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EXHIBIT B  
EXHIBIT OF LAND DESCRIPTION  
SHEET 2 OF 2

2018-PROJMSTR-0000612-ROW-001



RANGE POINT  
 SET NAIL & BRASS TAG, MARKED "PLS 37929" TYPICAL, UNLESS NOTED OTHERWISE  
 (M) AS MEASURED  
 (R) PER RECORD  
 P.O.B. POINT OF BEGINNING  
 P.O.C. POINT OF COMMENCEMENT

SCALE: 1" = 30'

**POWER**<sup>TM</sup>  
Surveying Company, Inc.  
Established 1948  
PH 303-702-1617  
FAX 303-702-1468  
WWW.POWERSURVEYING.COM

DRAWING BY: MB      DATE: 08-19-20  
PROJECT NO. 18-074