



## 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:** August 13, 2019

**ROW #:** 2018-Dedication-0000219      **SCHEDULE #:** 0231424030000 & 0231424027000

**TITLE:** This request is to dedicate a parcel of land as Public Right of Way as both N. Raleigh St. and W. Colfax Ave.  
Located near the intersection of W. Colfax Ave. and N. Raleigh 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 both N. Raleigh St. and W. 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 (**Denver Metro Village Addition**)

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 both N. Raleigh St. and W. Colfax Ave. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2018-Dedication-0000219-001 & 002) HERE.**

A map of the area to be dedicated is attached.

MB/JS/bv

cc: Dept. of Real Estate, Katherine Rinehart  
City Councilperson & Aides, Amanda Sandoval District # 1  
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, 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, Jon Spirk  
Public Works Survey, Paul Rogalla  
Public Works Ordinance  
Owner: City and County of Denver  
Project file folder 2018-Dedication-0000219

## 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: August 13, 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 both N. Raleigh St. and W. Colfax Ave.  
Located near the intersection of W. Colfax and N. Raleigh 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 both N. Raleigh St. and W. 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 (**Denver Metro Village Addition**)

**\*\*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:** W. Colfax Ave. and N. Raleigh St.
- d. **Affected Council District:** Dist. #1 Amanda Sandoval
- 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: \_\_\_\_\_



# EXECUTIVE SUMMARY

**DENVER**  
THE MILE HIGH CITY

**Project Title: 2018-Dedication-00000219**

**Description of Proposed Project: Dedicate a parcel of land as public right of way as both W. Colfax Ave. and N. Raleigh St.**

**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**

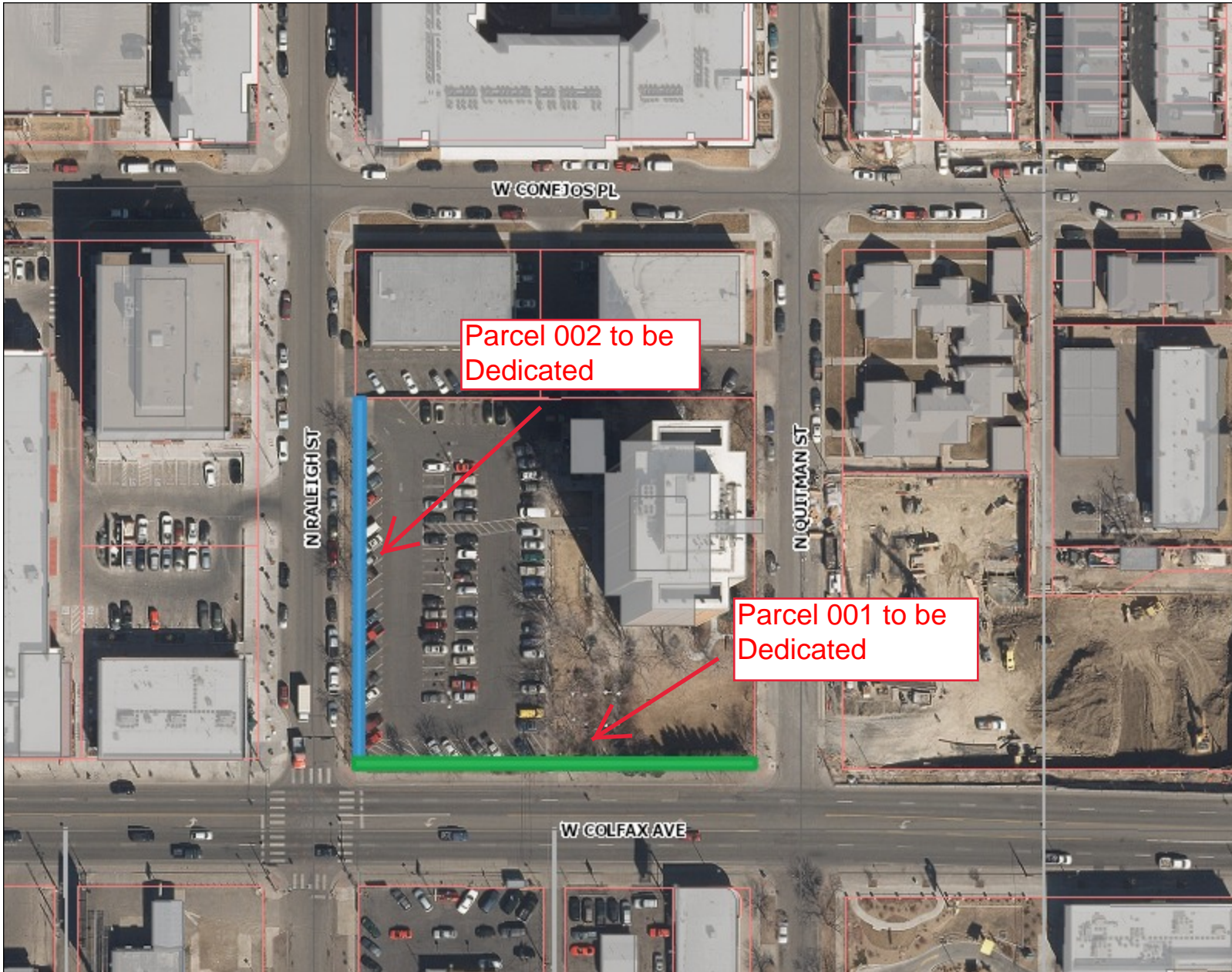
**What is the known duration of an MEP: N/A**

**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**

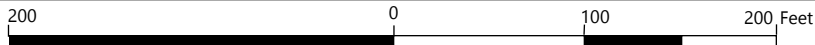
**Will an easement relinquishment be submitted at a later date: N/A**

**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 Denver Metro Village Addition.**



### Legend

-  Well Restrictions
-  Barrier Restrictions
- Area Restrictions**
-  Liner
-  Sheet Pile Wall Area
-  Streams
-  Buildings
-  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



PW Legal Description No. 2018-Dedication-0000219-001

A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 3rd day of April 2019, at Reception No. 2019038107 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

A PARCEL OF LAND BEING A PORTION OF LOT 1 AND LOT 28, BLOCK 6, BOULEVARD ADDITION TO DENVER, SAID SUBDIVISION PLAT RECORDED JUNE 24, 1874 IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO IN BOOK 2, PAGE 60; AND A PORTION OF THE 20-FOOT-WIDE ALLEY VACATED AT ORDINANCE 256, SERIES OF 1970 FILED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE AT BOOK 189, PAGE 387; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 28;  
THENCE N89°53'26"W, ALONG THE SOUTH LINE OF SAID LOT 1 AND LOT 28, ALSO BEING THE NORTH RIGHT OF WAY LINE OF EAST COLFAX AVENUE, A DISTANCE OF 270.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;  
THENCE N00°00'50"E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 6.50 FEET;  
THENCE S89°53'26"E A DISTANCE OF 270.05 FEET TO A POINT ON THE EAST LINE OF SAID LOT 28;  
THENCE S00°00'24"W, ALONG THE EAST LINE OF SAID LOT 28, A DISTANCE OF 6.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 1,755 SQUARE FEET OR 0.040 ACRES MORE OR LESS.



2019038107  
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 28 day of March, 2019, by **DENVER METRO VILLAGE, INC.**, a Colorado non-profit corporation, whose address is 1523 Quitman Street, Denver, CO 80204, 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. #: 19-57  
Project Description: 1523 Quitman St.  
2018-Dedication-0000219

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

ATTEST:

**DENVER METRO VILLAGE, INC.**, a Colorado non-profit corporation

By: [Signature]

Name: Ronald S. Young

Its: President

STATE OF Colorado )  
 ) ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 28 day of March, 2019 by Jessica Sitzman, as Notary Public of **DENVER METRO VILLAGE, INC.**, a Colorado non-profit corporation.

Witness my hand and official seal.

My commission expires: January 11, 2023

[Signature]  
Notary Public

JESSICA SITZMAN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20194001420  
MY COMMISSION EXPIRES JANUARY 11, 2023

**EXHIBIT A**

A PARCEL OF LAND BEING A PORTION OF LOT 1 AND LOT 28, BLOCK 6, BOULEVARD ADDITION TO DENVER, SAID SUBDIVISION PLAT AS FILED IN THE CITY AND COUNTY OF DENVER CLERK AT PLAT BOOK 2, PAGE 60A; AND A PORTION OF THE 20 FOOT WIDE ALLEY VACATED AT ORDINANCE 256, SERIES OF 1970 FILED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE AT BOOK 189, PAGE 387; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 28; THENCE N89°53'26"W, ALONG THE SOUTH LINE OF SAID LOT 1 AND LOT 28, ALSO BEING THE NORTH RIGHT OF WAY LINE OF EAST COLFAX AVENUE, A DISTANCE OF 270.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°00'50"E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 6.50 FEET; THENCE S89°53'26"E A DISTANCE OF 270.05 FEET TO A POINT ON THE EAST LINE OF SAID LOT 28; THENCE S00°00'24"W, ALONG THE EAST LINE OF SAID LOT 28, A DISTANCE OF 6.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 1755 SQUARE FEET OR 0.040 ACRES MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED BY:  
DON LAMBERT, PLS 30830  
FOR AND ON BEHALF OF Esi land surveying, llc



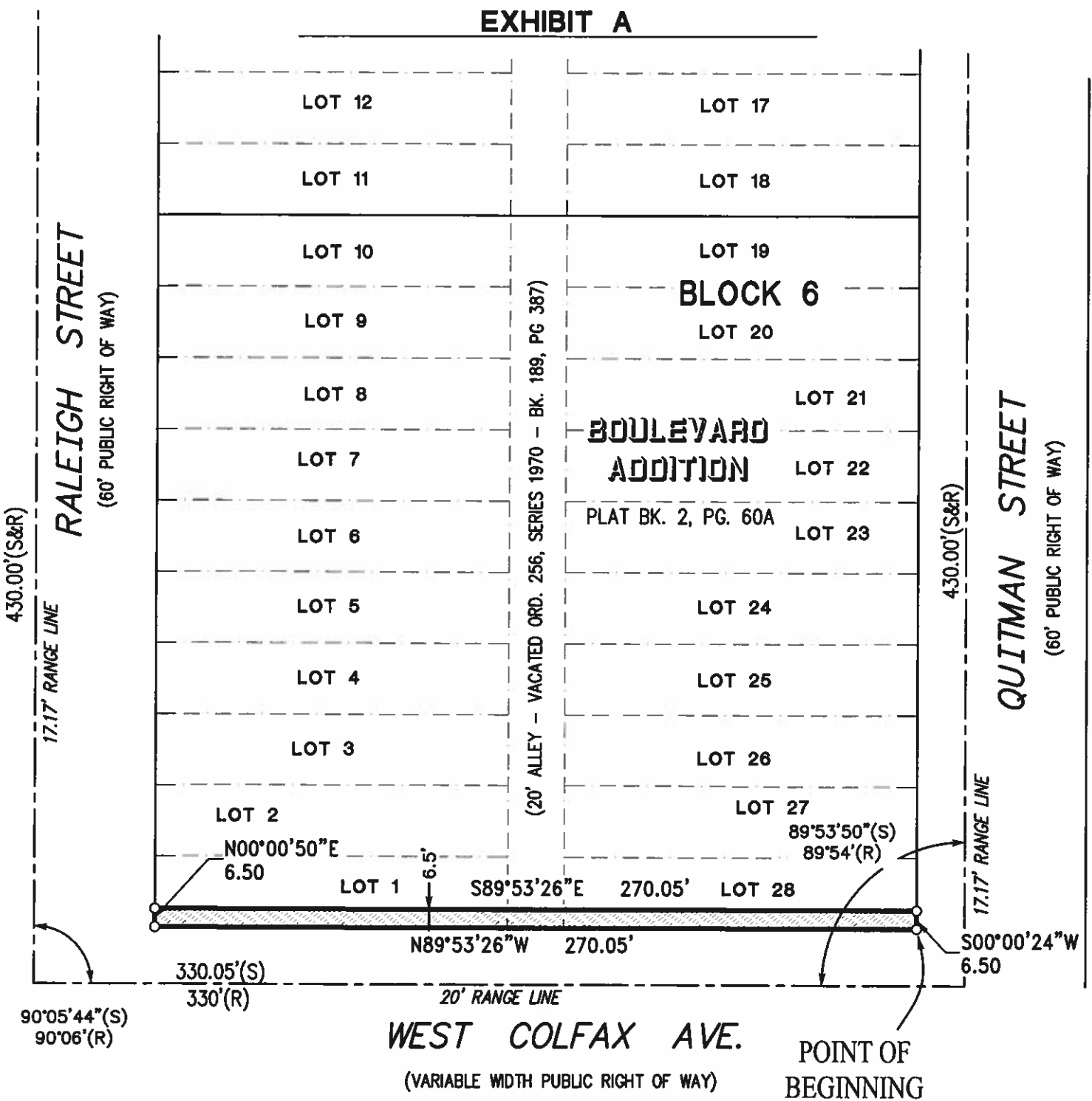
SHEET 1 OF 2

*Esi land  
surveying, llc*

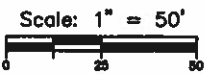
3531 S. Logan St. D-324  
Englewood, CO 80113  
Ph: 303-340-0113



**EXHIBIT A**



SHEET 2 OF 2



*Esi land  
surveying, llc*

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3531 S. Logan St. D-324  
Englewood, CO 80113  
Ph: 303-340-0113

PW Legal Description No. 2018-Dedication-0000219-002

A parcel of land conveyed by Special Warranty Deed to the City and County of Denver, recorded on the 3rd day of April 2019, at Reception No. 2019038106 in the City and County of Denver Clerk and Recorder's Office, State of Colorado, being more particularly described as follows:

A PARCEL OF LAND BEING A PORTION OF THE WEST FIVE FEET OF LOT 1, AND THE WEST FIVE FEET OF LOTS 2 THROUGH 10, INCLUSIVE, BLOCK 6, BOULEVARD ADDITION TO DENVER, SAID SUBDIVISION PLAT RECORDED IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO IN BOOK 2, PAGE 60; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10;  
THENCE S89°53'26"E, ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 5.00 FEET;  
THENCE S00°00'50"W A DISTANCE OF 243.50 FEET TO A POINT 6.50 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1;  
THENCE N89°53'26"W A DISTANCE OF 5.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1;  
THENCE N00°00'50"E, ALONG THE WEST LINE OF SAID LOTS 1 THROUGH 10, A DISTANCE OF 243.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS 1,218 SQUARE FEET OR 0.028 ACRES MORE OR LESS.

After recording, return to:  
Division of Real Estate  
City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Denver, Colorado 80202



2019038106  
Page: 1 of 4  
D \$0.00

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** ("Deed"), made as of this 28 day of March, 2019, by **DENVER METRO VILLAGE, INC.**, a Colorado non-profit corporation, whose address is 1523 Quitman Street, Denver, CO 80204, 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 # 19-56

Project Description: 1523 Quitman St.  
2018 - Dedication - 0000219

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

ATTEST:

**DENVER METRO VILLAGE, INC.**, a Colorado non-profit corporation

By: [Signature]

Name: Ronald S. Young

Its: President

STATE OF Colorado )  
 ) ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 28 day of March, 2019  
by Jessica Sitzman, as Notary Public of **DENVER METRO VILLAGE, INC.**, a Colorado non-profit corporation.

Witness my hand and official seal.

My commission expires: January 11, 2023

[Signature]  
Notary Public

JESSICA SITZMAN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20194001420  
MY COMMISSION EXPIRES JANUARY 11, 2023

JESSICA SITZMAN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20194001420  
MY COMMISSION EXPIRES JANUARY 11, 2023

**EXHIBIT A**

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THE ABOVE DESCRIPTION CONTAINS 1218 SQUARE FEET OR 0.028 ACRES MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED BY:  
DON LAMBERT, PLS 30830  
FOR AND ON BEHALF OF Esi land surveying, llc

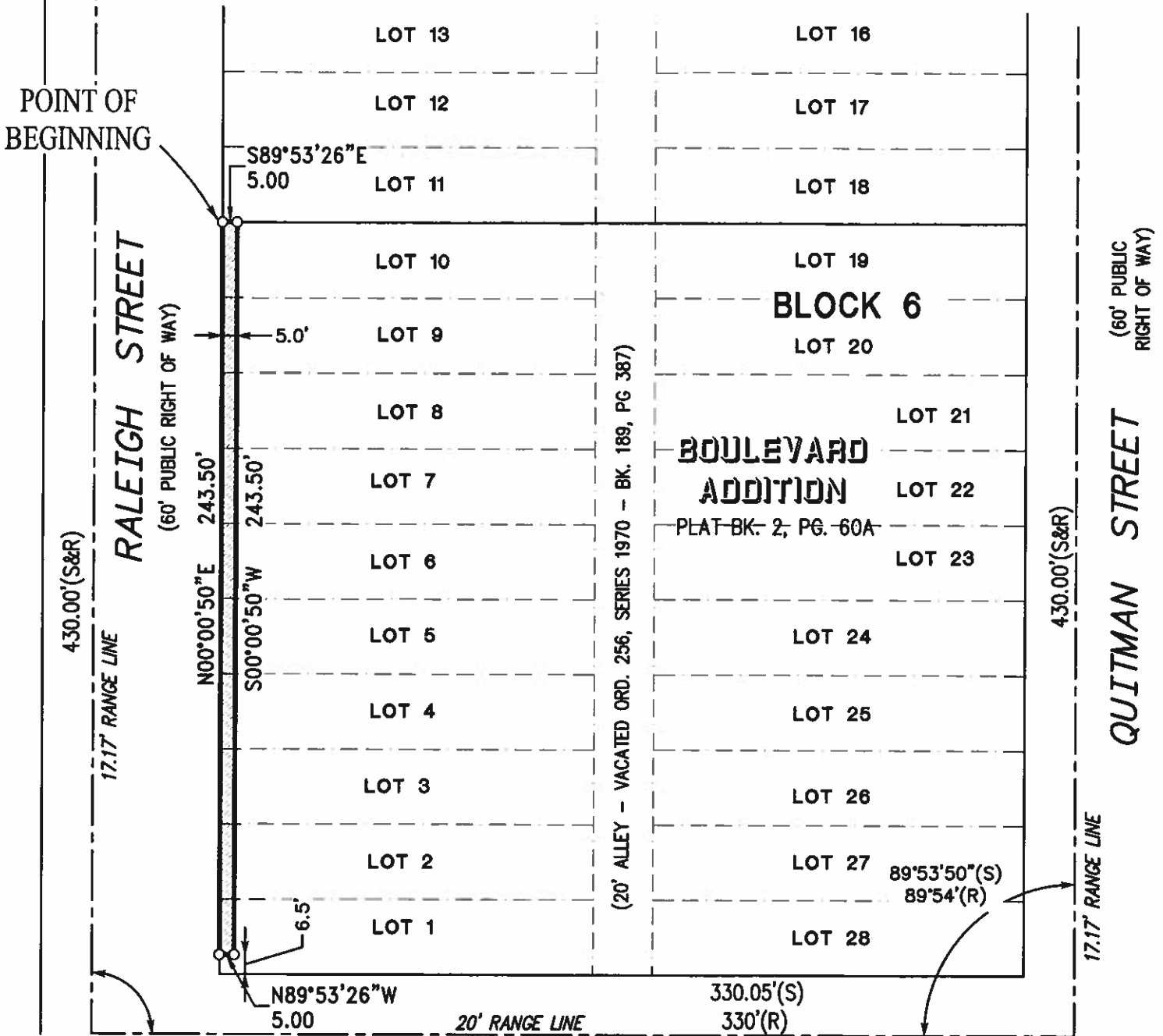


SHEET 1 OF 2

*Esi land  
surveying, llc*

3531 S. Logan St. D-324  
Englewood, CO 80113  
Ph: 303-340-0113

**EXHIBIT A**

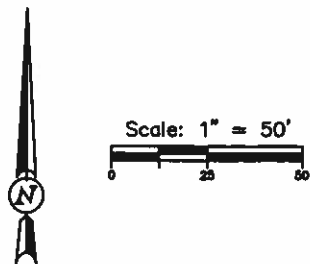


$90^{\circ}05'44''(S)$   
 $90^{\circ}06'(R)$

**WEST COLFAX AVE.**

(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

SHEET 2 OF 2



*Esi land  
surveying, llc*

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3531 S. Logan St. D-324  
Englewood, CO 80113  
Ph: 303-340-0113