




REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Ivone Avila-Ponce, City Attorney’s Office

FROM: Glen D. Blackburn, P.E., Director, Right-of-Way Services 

DATE: November 9, 2023

ROW #: 2023-DEDICATION-0000143 **SCHEDULE #:** Adjacent to 1) 0232332019000 and 2) 0232332019000

TITLE: This request is to dedicate two City-owned parcels of land as 1) Public Alley, bounded by West Colfax Avenue, North King Street, West Conejos Place, and North Julian Street, and 2) West Colfax Avenue, located near the intersection of West Colfax Avenue and North King Street.

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) West Colfax Avenue. 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, “3425 W Colfax Ave.”

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) West Colfax Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000143-001, 002) HERE.

A map of the area to be dedicated is attached.

MB/TS/DG

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Jamie Torres District # 3
Councilperson Aide, Daisy Rocha Vasquez
Councilperson Aide, Angelina Gurule
Councilperson Aide, Ayn Tougaard Slavis
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager’s Office, Alba Castro
DOTI, Manager’s Office, Jason Gallardo
DOTI, Director, Right-of-Way Services, Glen Blackburn
Department of Law, Johna Varty
Department of Law, Martin Plate
Department of Law, Deanne Durfee
Department of Law, Ivone Avila-Ponce
Department of Law, Joann Tristani
DOTI Survey, Thomas Savich
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2023-DEDICATION-0000143

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: November 9, 2023

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 1) Public Alley, bounded by West Colfax Avenue, North King Street, West Conejos Place, and North Julian Street, and 2) West Colfax Avenue, located near the intersection of West Colfax Avenue and North King Street.

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

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

- **Name:** Dalila Gutierrez
- **Phone:** 720-865-3207
- **Email:** Dalila.Gutierrez@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:** This project proposes to demolish an existing carwash and build a new apartment building called, "3425 W Colfax Ave." The developer was asked to dedicate two parcels as 1) Public Alley, and 2) West Colfax Avenue.

****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. King St., W. Conejos Pl., and N. Julian St.
- d. **Affected Council District:** Jamie Torres, District #3
- 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: 2023-DEDICATION-0000143

Description of Proposed Project: This project proposes to demolish an existing carwash and build a new apartment building called, "3425 W Colfax Ave." The developer was asked to dedicate two parcels as 1) Public Alley, and 2) West Colfax Avenue.

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) West Colfax Avenue.

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

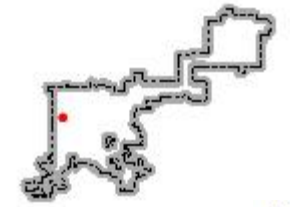
What is the known duration of a MEP: N/A

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) West Colfax Avenue as part of a development project called, "3425 W Colfax Ave."



Legend

-  Streets
-  Alleys
-  Parcels
-  Lots/Blocks



PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000143-001:

LAND DESCRIPTION - ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 26TH DAY OF OCTOBER, 2023, AT RECEPTION NUMBER 2023102909 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PARCEL 1

A PORTION OF LOTS 13 THROUGH 16, BLOCK 32 OF CHELTENHAM HEIGHTS AS RESUBDIVIDED BY BUSBY AND WILLIAMS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 16;
THENCE ALONG THE EAST LINE OF SAID LOT, SOUTH 00°18'48" EAST, A DISTANCE OF 5.00 FEET;
THENCE DEPARTING SAID LINE, SOUTH 89°46'52" WEST, A DISTANCE OF 95.00 FEET;
THENCE NORTH 00°18'48" WEST, A DISTANCE OF 5.00 FEET TO THE POINT ON THE NORTH LINE OF SAID LOT 13;
THENCE ALONG SAID NORTH LINE OF LOTS 13 THROUGH 16, NORTH 89°46'52" EAST, A DISTANCE OF 95.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 475 SQUARE FEET OR 0.011 ACRE, MORE OR LESS.

TOGETHER WITH:

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000143-002:

LAND DESCRIPTION - STREET PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 26TH DAY OF OCTOBER, 2023, AT RECEPTION NUMBER 2023102909 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PARCEL 2

A PORTION OF LOTS 13 THROUGH 16, BLOCK 32 OF CHELTENHAM HEIGHTS AS RESUBDIVIDED BY BUSBY AND WILLIAMS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 16;
THENCE ALONG SAID SOUTH LINE OF LOTS 16 THROUGH 13, SOUTH 89°46'52" WEST, A DISTANCE OF 95.00 FEET;
THENCE DEPARTING SAID LINE, NORTH 00°18'48" WEST, A DISTANCE OF 6.50 FEET;
THENCE NORTH 89°46'52" EAST, A DISTANCE OF 95.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 16;
THENCE SOUTH 00°18'48" EAST, A DISTANCE OF 6.50 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 618 SQUARE FEET OR 0.014 ACRE, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTHERLY LINE OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2022079483, WHICH IS RECORDED WITH THE CITY AND COUNTY OF DENVER CLERK AND RECORDER. SAID LINE BEARS NORTH 89°46'52" EAST AND IS MONUMENTED AT BOTH ENDS BY A 1" BRASS PLUG STAMPED "PLS 27263" AT A 1.0' OFFSET. ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.



10/26/2023 04:31 PM
City & County of Denver
Electronically Recorded

R \$0.00

WD

D \$0.00

After signing, return to:
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Division of Real Estate
Attn: Jason Clements
Denver, Colorado 80202
Project Description: 2023-DEDICATION-0000143
Asset Mgmt No.:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 26th day of ~~OCTOBER~~, 2023, by **THE QUIMBY, LLC**, a Colorado limited liability company, whose address is 2255 Sheridan Blvd Unit C-296, Edgewater, Colorado, 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:

THE QUIMBY, LLC, a Colorado limited liability company

By: [Signature]
Name: JAMES HERRON
Its: MANAGER

STATE OF CO)
) ss.
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 26 day of October, 2023 by James Herron, as Manager of THE QUIMBY, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 08/25/2026

[Signature]
Notary Public

MYRA C ARAUJO GALVAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224033315
MY COMMISSION EXPIRES 08/25/2026

2022PM70-ROW

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1

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SAID PARCEL CONTAINS 475 SQUARE FEET OR 0.011 ACRE, MORE OR LESS.

TOGETHER WITH:**PARCEL 2**

A PORTION OF LOTS 13 THROUGH 16, BLOCK 32 OF CHELTENHAM HEIGHTS AS RESUBDIVIDED BY BUSBY AND WILLIAMS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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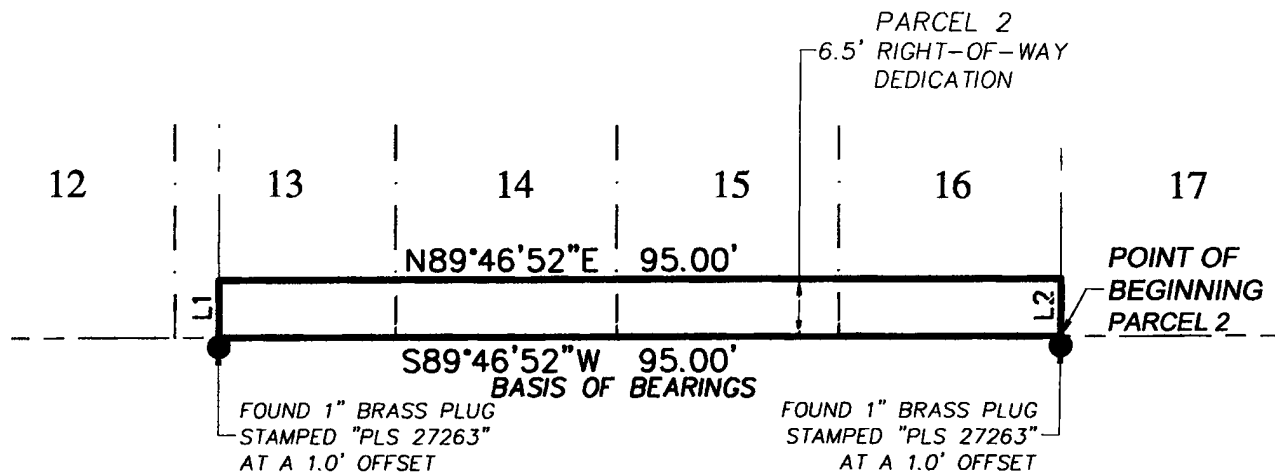
KEVIN J. KUCHARCZYK, PLS
 COLORADO REG. NO. 34591
 FOR, AND ON BEHALF OF:
 R&R ENGINEERS-SURVEYORS, INC.
 HB22115 R.O.W. DEDICATION 1



2022PM70-ROW

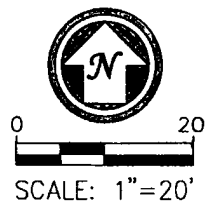
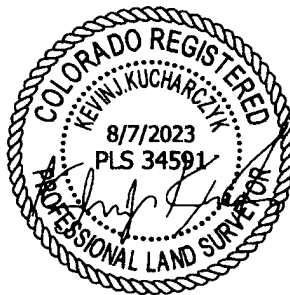
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF LOTS 13-16, BLOCK 32 OF CHELTENHAM HEIGHTS
 AS RESUBDIVED BY BUSBY AND WILLIAMS
 LOCATED IN THE SW1/4 OF SECTION 32, T.3 S., R.68W., 6TH P.M.
 CITY AND COUNTY OF DENVER, STATE OF COLORADO



WEST COLFAX AVENUE
 (80' WIDE PUBLIC R.O.W.)


LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	N00°18'48\"W	6.50'
L2	S00°18'48\"E	6.50'



NOTE

THIS DRAWING IS MEANT TO DEPICT THE ATTACHED LEGAL DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

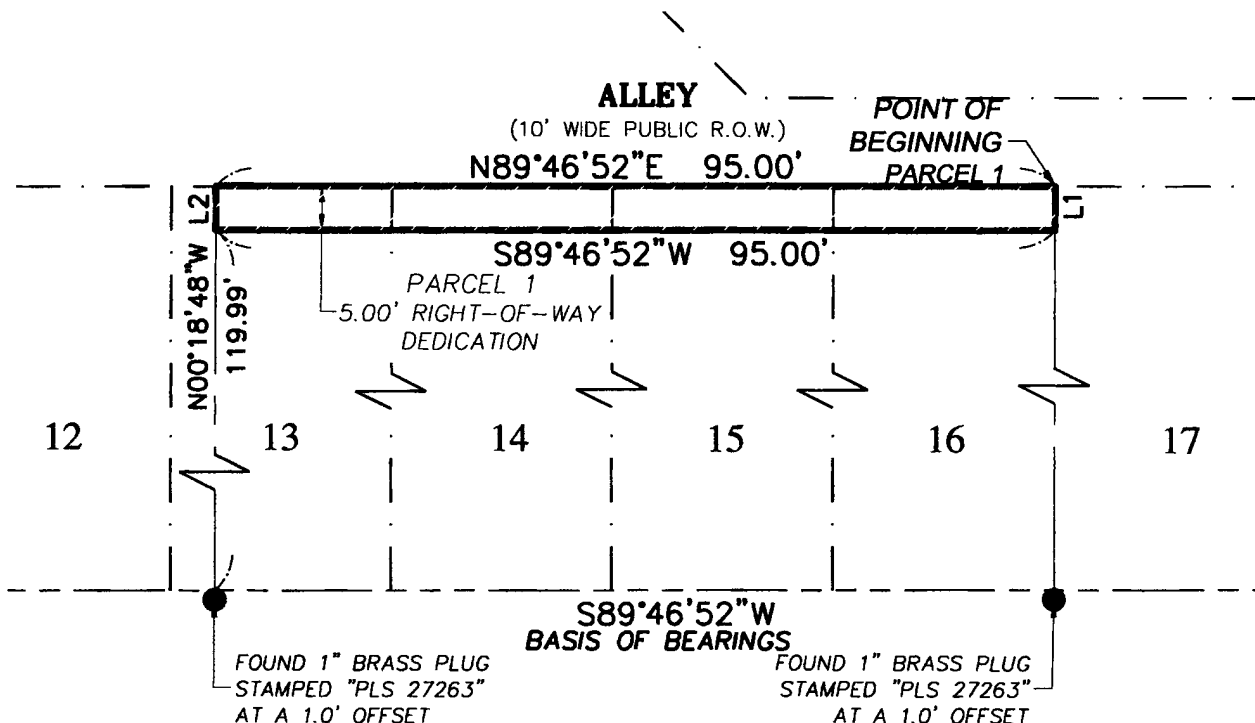
PARCEL CONTAINS 618 SQ. FT. OR 0.014 ACRE

R.O.W. DEDICATION		Sheet 3 of 3	 R&R ENGINEERS-SURVEYORS, INC. 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 PH: 303-753-6730 WWW.RRENGINEERS.COM
Date:	10/31/2022		
Drawn:	JDM		
Checked:	SLJ		
Job No.:	HB22115		

2022PM70-ROW

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF LOTS 13-16, BLOCK 32 OF CHELTENHAM HEIGHTS
 AS RESUBDIVIDED BY BUSBY AND WILLIAMS
 LOCATED IN THE SW1/4 OF SECTION 32, T.3 S., R.68W., 6TH P.M.
 CITY AND COUNTY OF DENVER, STATE OF COLORADO



WEST COLFAX AVENUE

(80' WIDE PUBLIC R.O.W.)

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°18'48\"E	5.00'
L2	N00°18'48\"W	5.00'




0 20'
 SCALE: 1"=20'

NOTE

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PARCEL CONTAINS 475 SQ. FT. OR 0.011 ACRE

R.O.W. DEDICATION		Sheet 2 of 3		R&R ENGINEERS-SURVEYORS, INC. 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 PH: 303-753-6730 WWW.RRENGINEERS.COM
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