




REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

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

DATE: April 23, 2025

ROW #: 2023-DEDICATION-0000268 **SCHEDULE #:** Adjacent to 0509300085000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as North Vallejo Street, located near the intersection of North Vallejo Street and West 2nd Avenue.

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 North Vallejo Street. 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, "177 N Vallejo."

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 North Vallejo Street. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000268-001) HERE.

A map of the area to be dedicated is attached.

GB/DS/BVS

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
Councilperson Aide, Sayuri Toribio Rodarte
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Director, Right-of-Way Services, Glen Blackburn
Department of Law, Martin Plate
Department of Law, Brad Beck
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Dana Sperling
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2023-DEDICATION-0000268

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

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ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team
at MileHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: April 23, 2025

Please mark one: ☐ Bill Request or ☒ Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

☒ Yes ☐ No

1. Type of Request:

☐ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment

☒ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change

☐ Other:

2. **Title:** Dedicate a City-owned parcel of land as Public Right-of-Way as North Vallejo Street, located near the intersection of North Vallejo Street and West 2nd Avenue.

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

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Beverly J. Van Slyke	Name: Alaina McWhorter
Email: Beverly.VanSlyke@Denvergov.org	Email: Alaina.McWhorter@denvergov.org

5. **General description or background of proposed request. Attach executive summary if more space needed:**
Proposing to build a new commercial building. Developer was asked to dedicate a parcel of land as North Vallejo Street.

6. **City Attorney assigned to this request (if applicable):**

7. **City Council District:** Jamie Torres, District #3

8. ****For all contracts, fill out and submit accompanying Key Contract Terms worksheet****

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name (including any dba's):

Contract control number (legacy and new):

Location:

Is this a new contract? ☐ Yes ☐ No Is this an Amendment? ☐ Yes ☐ No If yes, how many? _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount</i> <i>(A)</i>	<i>Additional Funds</i> <i>(B)</i>	<i>Total Contract Amount</i> <i>(A+B)</i>

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

Scope of work:

Was this contractor selected by competitive process?

If not, why not?

Has this contractor provided these services to the City before? ☐ Yes ☐ No

Source of funds:

Is this contract subject to: ☐ W/MBE ☐ DBE ☐ SBE ☐ XO101 ☐ ACDBE ☐ N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____



EXECUTIVE SUMMARY

Project Title: 2023-DEDICATION-0000268

Description of Proposed Project: Proposing to build a new commercial building. Developer was asked to dedicate a parcel of land as North Vallejo Street.

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 North Vallejo Street.

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 North Vallejo Street, as part of the development project called, "177 N Vallejo."

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

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Legend

- Streets
- Alleys
-  County Boundary
-  Parcels
-  Lots/Blocks



289 0 144.5 289 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1: 2,257

Map Generated 4/23/2025

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.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000268-001:

LEGAL DESCRIPTION – STREET PARCEL:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 21ST DAY OF MAY, 2024, AT RECEPTION NUMBER 2024045800 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PART OF A PARCEL AT RECEPTION NO. 2017139670 DATED OCTOBER 24, 2017, LOCATED IN THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

CONSIDERING THE SOUTH LINE OF WEST 2ND AVENUE AS SHOWN ON THE PLAT OF FLETCHER'S WEST SIDE SUBDIVISION SECOND FILING IS ASSUMED TO BEAR N89°31'12"E;

COMMENCING AT THE SOUTHEAST CORNER OF WEST 2ND AVENUE, AND YUMA STREET; THENCE EAST ALONG THE SOUTH LINE OF WEST 2ND AVENUE, A DISTANCE OF 408.0 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE SOUTH LINE OF WEST 2ND AVENUE A DISTANCE OF 137.5 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF WEST 2ND AVENUE, A DISTANCE OF 114.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH AT RIGHT ANGLES, A DISTANCE OF 44.5 FEET; THENCE WEST, PARALLEL WITH THE SOUTH LINE OF WEST 2ND AVENUE, A DISTANCE OF 12.0 FEET; THENCE NORTH AT RIGHT ANGLES, A DISTANCE OF 44.0 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF WEST 2ND AVENUE A DISTANCE OF 5.0 FEET; THENCE NORTH AT RIGHT ANGLES, A DISTANCE OF 0.5 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF WEST 2ND AVENUE A DISTANCE OF 7.0 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 532 SQUARE FEET, MORE OR LESS.



05/21/2024 10:50 AM
City & County of Denver
Electronically Recorded

R \$0.00

WD

2024045800

Page: 1 of 4

D \$0.00

After signing, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: 2023-DEDICATION-0000268
Asset Mgmt No.: 24-097

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), made as of this 14th day of May, 2024, by **ROMAN MARTINEZ VILLAREAL**, an individual, whose address is 2728 W. 2nd Avenue, Denver, CO 80219 ("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:

ROMAN MARTINEZ VILLAREAL

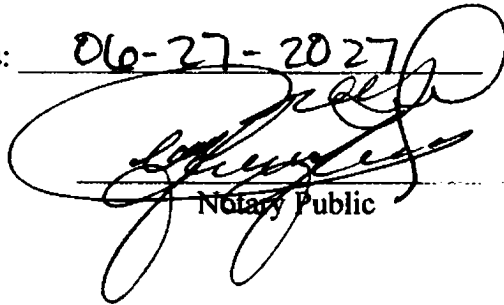
By: 

STATE OF Colorado)
COUNTY OF Adams) ss.

The foregoing instrument was acknowledged before me this 14 day of May, 2024
by Roman Martinez Villareal.

Witness my hand and official seal.

My commission expires: 06-27-2027


Notary Public

SAIDA LINETTE PEREZ-GARRIDO Notary Public State of Colorado Notary ID # 20024036978 My Commission Expires 06-27-2027
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2021-PROJMSTR-0000563-ROW

EXHIBIT A**SHEET 1 OF 2****LEGAL DESCRIPTION:**

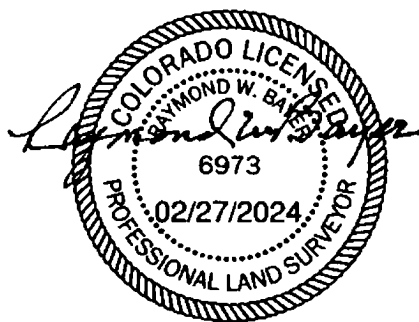
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CONTAINS 532 SQUARE FEET, MORE OR LESS.



**Raymond
Bayer**

Digitally
signed by
Raymond
Bayer
Date:
2024.02.27
11:20:59
-07'00'

RAYMOND W. BAYER, COLORADO P.L.S. 6973

PREPARED BY:

R.W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, UNIT 700
WESTMINSTER, COLORADO 80234
(303)452-4433
RWBSURVEYING@HOTMAIL.COM
CAD FILE: 22038/22038-E.DWG
SHEET 1 OF 2
DATE PREPARED: SEPTEMBER 10, 2023
REVISED FEB. 27, 2024

