




**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:** April 1, 2024

**ROW #:** 2021-DEDICATION-0000080 **SCHEDULE #:** 1) 0509402035000, and 2) 0509402034000

**TITLE:** This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) West Bayaud Avenue, located at the intersection of West Bayaud Avenue and South Tejon Street, and 2) South Tejon Street, located at the intersection of South Tejon Street and West Bayaud 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 1) West Bayaud Avenue, and 2) South Tejon 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, "1570-1596 W Bayaud 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) West Bayaud Avenue, and 2) South Tejon Street. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2021-DEDICATION-0000080-001, 002) HERE.**

A map of the area to be dedicated is attached.

GB/TB/BVS

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto: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, Nicholas Williams  
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, Katherine Ehlers  
Department of Law, Mar'quasa Maes  
DOTI Survey, Thomas Breitnauer  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2021-DEDICATION-0000080

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

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# ORDINANCE/RESOLUTION REQUEST

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

Date of Request: April 1, 2024

Please mark one:  Bill Request or  Resolution Request

## 1. Type of Request:

- Contract/Grant Agreement  Intergovernmental Agreement (IGA)  Rezoning/Text Amendment  
 Dedication/Vacation  Appropriation/Supplemental  DRMC Change  
 Other:

2. **Title:** Dedicate two City-owned parcels of land as Public Right-of-Way as 1) West Bayaud Avenue, located at the intersection of West Bayaud Avenue and South Tejon Street, and 2) South Tejon Street, located at the intersection of South Tejon Street and West Bayaud 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: Nicholas Williams
Email: <a href="mailto:Beverly.VanSlyke@denvergov.org">Beverly.VanSlyke@denvergov.org</a>	Email: <a href="mailto:Nicholas.Williams@denvergov.org">Nicholas.Williams@denvergov.org</a>

## 5. General description or background of proposed request. Attach executive summary if more space needed:

Proposing to build multiple single-family residences on vacant land. The developer was asked to dedicate two parcels of land as 1) West Bayaud Avenue, and 2) South Tejon 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 (A)</i>	<i>Additional Funds (B)</i>	<i>Total Contract Amount (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?

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*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

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

## EXECUTIVE SUMMARY

**Project Title:** 2021-DEDICATION-0000080

**Description of Proposed Project:** Proposing to build multiple single-family residences on vacant land. The developer was asked to dedicate two parcels of land as 1) West Bayaud Avenue, and 2) South Tejon 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 1) West Bayaud Avenue, and 2) South Tejon 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 1) West Bayaud Avenue, and 2) South Tejon Street, as part of the development project called, "1570-1596 W Bayaud Ave."



### Legend

- Streets
- Alleys
- ▭ County Boundary
- ▭ Parcels
- ▭ Lots/Blocks
- Parks
  - ▭ All Other Parks; Linear
  - ▭ Mountain Parks



**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000080-001:**

**LAND DESCRIPTION - STREET PARCEL #1:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JUNE, 2021, AT RECEPTION NUMBER 2021110513 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A TRACT OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BEING A PORTION OF LOTS 18 THROUGH 24, BLOCK 1, VALVERDE, CITY AND COUNTY OF DENVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 18, BLOCK 1, VALVERDE; THENCE S00°10'10"E ALONG THE EAST LINE OF SAID LOT 18, 9.00 FEET; THENCE S89°45'29"W DEPARTING FROM SAID EAST LINE OF SAID LOT 18, 173.11 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 650 SERIES 1972 RECORDED IN BOOK 619 AT PAGE 344 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER; THENCE N34°50'29"E ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND, 11.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 24; THENCE N89°45'29"E ALONG THE NORTH LINE OF SAID LOT 24 AND SAID LINE EXTENDED, 166.80 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,530 SQUARE FEET OR 0.0351 ACRES MORE OR LESS.

**PARCEL DESCRIPTION ROW NO. 2021-DEDICATION-0000080-002:**

**LAND DESCRIPTION - STREET PARCEL #2:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JUNE, 2021, AT RECEPTION NUMBER 2021110513 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

A TRACT OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BEING A PORTION OF LOT 24, BLOCK 1, VALVERDE, CITY AND COUNTY OF DENVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 24, BLOCK 1, VALVERDE; THENCE N00°10'10"W ALONG THE WEST LINE OF SAID LOT 24, 113.40 FEET TO THE SOUTHERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 650 SERIES 1972 RECORDED IN BOOK 619 AT PAGE 344 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER; THENCE N34°50'29"E ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND, 3.31 FEET; THENCE N89°45'29"E, 4.10 FEET TO A POINT 6.00 FEET EAST OF THE WEST LINE OF SAID LOT 24; THENCE S00°10'10"E ALONG A LINE 6.00 FEET EAST OF AND PARELLEL TO THE WEST LINE OF SAID LOT 24, 116.11 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 24; THENCE S89°45'29"W ALONG THE SOUTH LINE OF SAID LOT 24, 6.00 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 694 SQUARE FEET OR 0.0159 ACRES MORE OR LESS.

BASIS OF BEARINGS: AN ASSUMED BEARING OF N89°45'29"E BEING A 20 FOOT RANGE LINE LOCATED IN WEST BAYAUD AVENUE BETWEEN TWO FOUND MONUMENTS 635.03 FEET APART. BOTH MONUMENTS BEING AN AXLE IN A SURVEY RANGE BOX; ONE AT THE INTERSECTION OF SOUTH TEJON STREET AND WEST BAYAUD AVENUE AND THE OTHER AT THE INTERSECTION OF SOUTH RARITAN STREET AND WEST BAYAUD AVENUE.



After recording, return to:  
Division of Real Estate  
City and County of Denver  
201 West Colfax Avenue, Dept. 1010  
Denver, Colorado 80202  
Project Description: 2021 Dedication-0000080  
Asset Mgmt No.: 21-091

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (“Deed”), made as of this 4 day of June, 2021, by **BAYAUD DEVELOPMENT, LLC**, a Colorado limited liability company, whose address is 303 S. Broadway, Suite 200-350, Denver, CO 80209, 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:

**BAYAUD DEVELOPMENT, LLC**, a Colorado limited liability company

By: [Signature]

Name: Samuel Leger

Its: MANAGER

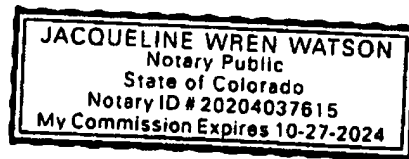
STATE OF Colorado )  
 ) ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 4 day of June, 2021  
by Samuel Leger, as Manager of **BAYAUD DEVELOPMENT,**  
**LLC**, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 10-27-24

[Signature]  
Notary Public



2020-PROJMSTR-0000617-ROW

**EXHIBIT A****SHEET 1 OF 2****LAND DESCRIPTION PARCEL 1:**

A TRACT OF LAND LOCATED IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BEING A PORTION OF LOTS 18 THROUGH 24, BLOCK 1, VALVERDE, CITY AND COUNTY OF DENVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 18, BLOCK 1, VALVERDE; THENCE S00°10'10"E ALONG THE EAST LINE OF SAID LOT 18, 9.00 FEET; THENCE S89°45'29"W DEPARTING FROM SAID EAST LINE OF SAID LOT 18, 173.11 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 650 SERIES 1972 RECORDED IN BOOK 619 AT PAGE 344 OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER; THENCE N34°50'29"E ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL OF LAND, 11.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 24; THENCE N89°45'29"E ALONG THE NORTH LINE OF SAID LOT 24 AND SAID LINE EXTENDED, 166.80 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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**LAND DESCRIPTION PARCEL 2:**

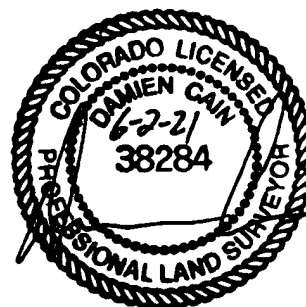
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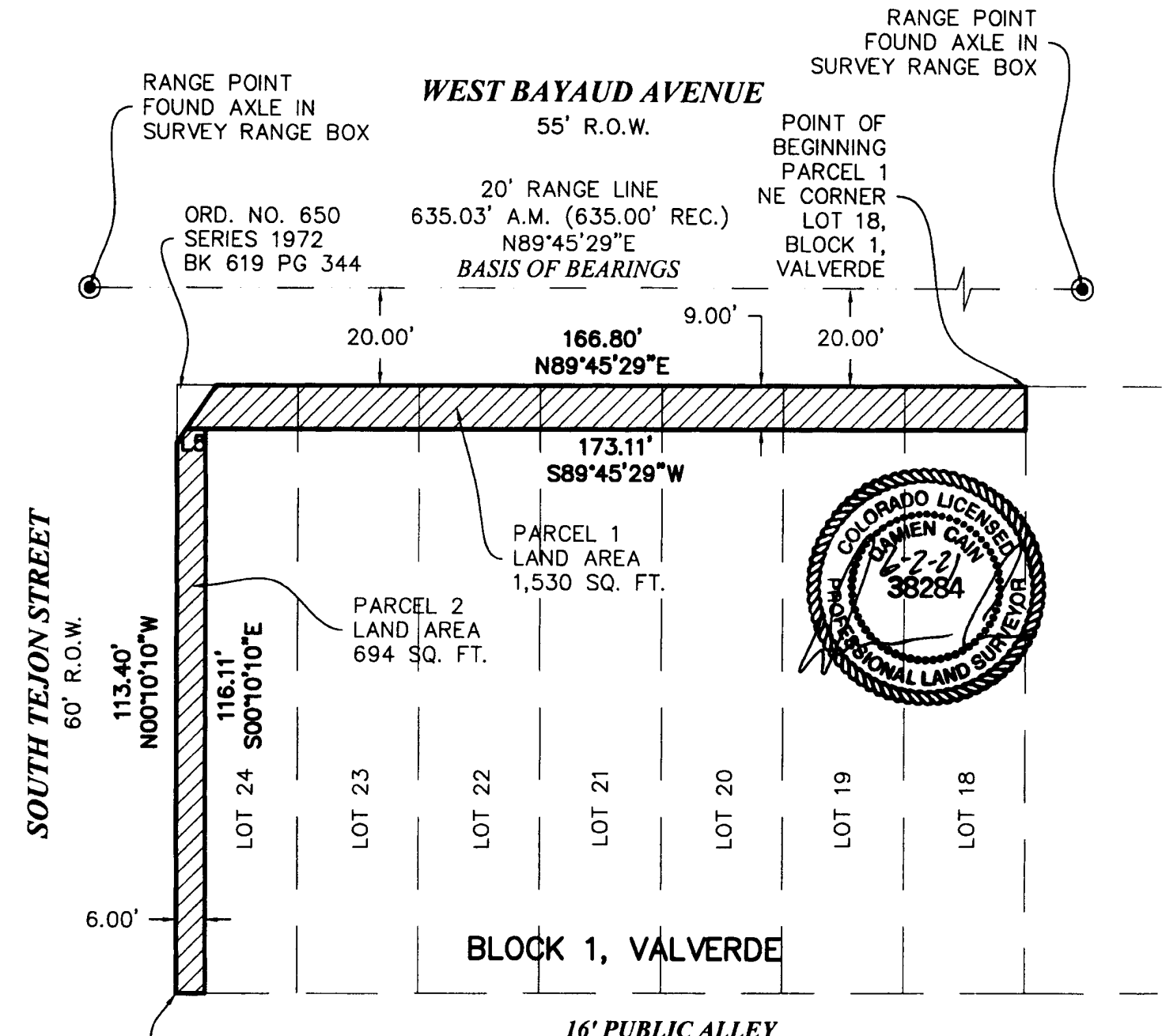
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PREPARED BY:  
DAMIEN CAIN PLS 38284  
FOR AND ON BEHALF OF  
39 NORTH ENGINEERING AND SURVEYING LLC  
4495 HALE PARKWAY  
SUITE 302  
DENVER, CO 80220

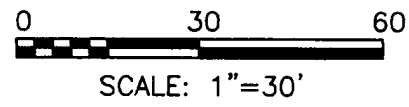


# EXHIBIT A

## SHEET 2 OF 2



POINT OF BEGINNING PARCEL 2 SW CORNER LOT 24, BLOCK 1, VALVERDE



LINE TABLE		
LINE	LENGTH	BEARING
L1	11.00'	N34°50'29"E
L2	9.00'	S00°10'10"E
L3	6.00'	S89°45'29"W
L4	3.31'	N34°50'29"E
L5	4.10'	N89°45'29"E