


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: July 3, 2025

ROW #: 2025-DEDICATION-0000113 **SCHEDULE #:** 1) 0115300097000, and 2) 0115300098000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) East 47th Avenue, located at the intersection of East 47th Avenue and North Central Park Boulevard, and 2) North Beeler Court, located at the intersection of North Beeler Court and East 46th Place.

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) East 47th Avenue, and 2) North Beeler Court. 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, "Stapleton Filing No. 55."

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) East 47th Avenue, and 2) North Beeler Court. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000113-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/KS /LRA

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Shontel M. Lewis District # 8
Councilperson Aide, N/A
Councilperson Aide, N/A
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, Kathy Svechovsky
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2025-DEDICATION-0000113

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 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: July 3, 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 two City-owned parcels of land as Public Right-of-Way as 1) East 47th Avenue, located at the intersection of East 47th Avenue and North Central Park Boulevard, and 2) North Beeler Court, located at the intersection of North Beeler Court and East 46th Place.

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: Lisa R. Ayala	Name: Alaina McWhorter
Email: Lisa.ayala@denvergov.org	Email: Alaina.McWhorter@denvergov.org

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

Stapleton Filing No. 55 has recorded. The developer was asked to dedicate two parcels as 1) East 47th Avenue, and 2) North Beeler Court.

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

7. **City Council District:** Shontel M. Lewis District # 8

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> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
<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: 2025-DEDICATION-0000113

Description of Proposed Project: Stapleton Filing No. 5 has recorded. The developer was asked to dedicate two parcels as 1) East 47th Avenue, and 2) North Beeler Court.

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) East 47th Avenue, and 2) North Beeler Court.

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) East 47th Avenue, and 2) North Beeler Court, as part of the development project called, "Stapleton Filing No. 55."

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

CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV



Legend

- Streets
- Alleys
-  County Boundary
-  Parcels



Parcel 001 to be
dedicated

Parcel 002 to be
dedicated

579 0 289.5 579 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:4,514

Map Generated 7/1/2025

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. 2025-DEDICATION-0000113-001:

LEGAL DESCRIPTION – STREET PARCEL 1: - E 47TH AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 6TH DAY OF JUNE 2025, AT RECEPTION NUMBER 2025054780 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT A, STAPLETON FILING NO. 55, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000113-002:

LEGAL DESCRIPTION – STREET PARCEL 2: - N BEELER CT

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 6TH DAY OF JUNE 2025, AT RECEPTION NUMBER 2025054780 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT B, STAPLETON FILING NO. 55, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



06/06/2025 11:00 AM
City & County of Denver
Electronically Recorded

R \$28.00

WD

D \$0.00

SPECIAL WARRANTY DEED
(Stapleton Filing No. 55 – Streets)

THIS DEED (“Deed”) is made this 4th day of June, 2025, between **PARK CREEK METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is 7350 East 29th Avenue, Suite 300, Denver, Colorado 80238 (“Grantor”) and the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado (“Grantee”), whose address is 1437 Bannock Street, Denver, Colorado 80202.

WITNESSETH, that the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does hereby grant, bargain, sell, convey and confirm unto the Grantee and its successors and assigns forever, all the real property, together with all improvements thereon owned by Grantor, if any, situate, lying and being in the City and County of Denver, State of Colorado, described as follows (the “Property”):

Stapleton Filing No. 55

Tracts A and B, Stapleton Filing No. 55,
City and County of Denver, State of Colorado.

RESERVING, however, unto Grantor, its successors and assigns any and all minerals, oil, gas and other hydrocarbon substances on or under the Property, to the extent owned by Grantor.

TOGETHER with all rights, privileges and easements appurtenant to the Property, if any, including without limitation, any and all development rights, air rights, ditches and ditch rights (including shares, if any, in any ditch company) appurtenant to the Property.

TO HAVE AND TO HOLD the said Property above bargained and described with the appurtenances, unto the Grantee and its successors and assigns forever. The Grantor, for itself and its successors and assigns, does hereby covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the above bargained Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, except those Permitted Exceptions set forth on **Exhibit A** as attached hereto and incorporated by this reference.

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

**PARK CREEK METROPOLITAN
DISTRICT**, a quasi-municipal corporation
and political subdivision of the State of
Colorado

By: _____

Tammi Holloway, Assistant Secretary

STATE OF COLORADO)

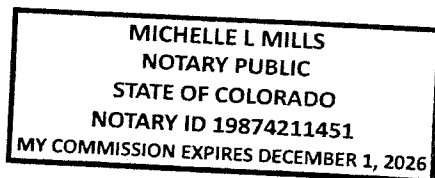
) ss.

CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 4th day of June, 2025, by Tammi Holloway, as Assistant Secretary of the Park Creek Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado.

Witness my hand and official seal.

My commission expires: _____



Notary Public

EXHIBIT A**PERMITTED EXCEPTIONS**

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
9. RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED MAY 22, 1909 IN BOOK 25 AT PAGE 344.
10. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN BILL OF SALE RECORDED JANUARY 20, 2000 UNDER RECEPTION NO. 2000009941.
11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 990, SERIES OF 2000 RECORDED DECEMBER 15, 2000 UNDER RECEPTION NO. 2000182303.

RECORDING OF WAIVERS OF CERTAIN RIGHT AND/OR REASONABLE CONDITIONS RECORDED MAY 6, 2005 UNDER RECEPTION NO. 2005074126.
12. EASEMENTS AND NOTES ON THE STAPLETON REDEVELOPMENT GENERAL DEVELOPMENT PLAN - NORTH AREA RECORDED JULY 27, 2004 UNDER RECEPTION NO. 2004157615 AND FIRST AMENDMENT RECORDED OCTOBER 10, 2007 UNDER RECEPTION NO. 2007158161 AND RECORDED JULY 22, 2009 UNDER RECEPTION NO. 2009093987 AND AMENDMENT NO 2 RECORDED AUGUST 15, 2012 UNDER RECEPTION NO. 2012109675.
13. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RECORDATION OF DEVELOPMENT AGREEMENT RECORDED AUGUST 25, 2004 UNDER RECEPTION NO. 2004176011.
14. INTENTIONALLY DELETED.
15. RESERVATIONS AND RESTRICTIVE COVENANTS AS CONTAINED IF PROPERTY DEED RECORDED SEPTEMBER 7, 2017 UNDER RECEPTION NO. 2017118495.
16. QUIT CLAIM DEED CONVEYING ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES RECORDED SEPTEMBER 7, 2017 UNDER RECEPTION NO. 2017118499.

17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT REGARDING RECORDATION OF DEVELOPMENT AGREEMENT RECORDED SEPTEMBER 07, 2017 UNDER RECEPTION NO. 2017118500.
18. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN LICENSE AGREEMENT RECORDED DECEMBER 06, 2017 UNDER RECEPTION NO. 2017159008
SUBLICENSE AGREEMENT RECORDED DECEMBER 6, 2017 UNDER RECEPTION NO. 2017159009
19. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE WESTERLY CREEK METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED APRIL 19, 2018, UNDER RECEPTION NO. 2018046191.
20. INTENTIONALLY DELETED.