



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

Signed by:

DF13EBC85E48471...

DATE: October 30, 2025

ROW #: 2025-DEDICATION-0000168 **SCHEDULE #:** 0126400008000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as East 26th Avenue, located at the intersection of East 26th Avenue, and North Moline 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 East 26th 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, "Stapleton Filing No. 53."

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 East 26th Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000168-001) 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
DOTI, Deputy Director, Right-of-Way Services, Darion Mayhorn
Department of Law, Martin Plate
Department of Law, Brad Beck
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Kathy Svehovsky
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2025-DEDICATION-0000168

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: 720-865-3002

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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

Please mark one: ☐ Bill Request or ☒ Resolution Request

Date of Request: October 30, 2025

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 East 26th Avenue, located at the intersection of East 26th Avenue, and North Moline Street.

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. 53 has recorded. The developer was asked to dedicate a parcel of land as East 26th Avenue.

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: _____



EXECUTIVE SUMMARY

Project Title: 2025-DEDICATION-0000168

Description of Proposed Project: Stapleton Filing No. 53 has recorded. The developer was asked to dedicate a parcel of land as East 26th 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 East 26th 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 East 26th Avenue, as part of the development project called, "Stapleton Filing No. 53."

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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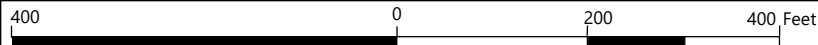


City and County of Denver



Legend

- Streets
- Alleys
- County Boundary
- Parcels



WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:3,120

Map Generated 10/30/2025

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-0000168-001:

LEGAL DESCRIPTION – STREET PARCEL 1: - E 26TH AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF SEPTEMBER 2025, AT RECEPTION NUMBER 2025090046 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT A, STAPLETON FILING NO. 53, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



09/11/2025 01:08 PM

R \$43.00

D \$0.00

City & County of Denver

WD

Electronically Recorded

SPECIAL WARRANTY DEED
(Stapleton Filing No. 53 – Street)

THIS DEED (“Deed”) is made this 8th day of September, 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. 53

Tract A, Stapleton Filing No. 53,
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

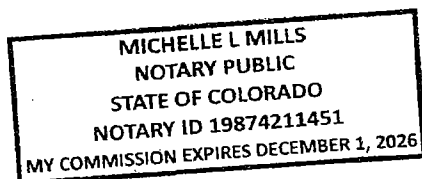
By: 
Tammi Holloway, Assistant Secretary

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 8th day of September, 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 that are not shown by the Public Records but which 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 encroachments, encumbrances, 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 Public Records.
9. Reservations contained in the Patent

From: The United States of America
Recording Date: February 9, 1882
Recording No: Book A24 at Page 58 (Adams County Records)

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law; and the reservation from the lands hereby granted of a right of way thereon for ditches or canals constructed by the authority of the United States.

10. Terms, conditions, provisions, agreements and obligations contained in the Stapleton Redevelopment General Development Plan – South Area as set forth below:

Recording Date: March 26, 2001
Recording No.: Reception No. 2001043010

11. Intentionally Deleted.
12. Covenants, conditions and restrictions, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, and any and all amendments thereto, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: October 4, 2001
Recording No: Reception No. 2001167472

First Amended and Restated Community Declaration for the Project Area within the Former Stapleton International Airport:

Recording Date: May 10, 2002
Recording No.: Reception No. 2002086362

First Amendment to the First Amended and Restated Community Declaration for the Project Area within the Former Stapleton International Airport:

Recording Date: December 22, 2005
Recording No.: Reception No. 2005217062

Second Amendment to the First Amended and Restated Community Declaration for the Project Area within the Former Stapleton International Airport:

Recording Date: January 9, 2007
Recording No.: Reception No. 2007003744

Supplemental Declaration Subjecting Property to the Community Declaration:

Recording Date: July 26, 2017
Recording No.: Reception No. 2017097440

13. Intentionally Deleted.

14. Terms, conditions, provisions, agreements and obligations contained in the Recordation of Development Agreement as set forth below:

Recording Date: August 25, 2004
Recording No.: Reception No. 2004176011

Agreement Regarding Recordation of Development Agreement:

Recording Date: July 26, 2017
Recording No.: Reception No. 2017097441

15. Reservations, including mineral rights, underground water rights, covenants and restrictions as set forth in Property Deed from the City and County of Denver, a Colorado municipal corporation to Stapleton Development Corporation recorded July 26, 2017 at Reception No. 2017097435.

Note: All minerals, oil, gas and other hydrocarbon substances as reserved in the above deed were conveyed to Stapleton Development Corporation by Quit Claim Deed recorded July 26, 2017 at Reception No. 2017097436 and subsequently conveyed to Park Creek Metropolitan District by Quit Claim Deed recorded July 26, 2017 at Reception No. 2017097439.

16. Any taxes or assessments by reason of the inclusion of the Land in the Westerly Creek Metropolitan District, as evidenced by instrument set forth below:

Recording Date: October 16, 2017
Recording No.: Reception No. 2017135887

17. Easements, notes, terms, conditions, provisions, agreements and obligations contained in the Plat of Stapleton Filing No. 53 as set forth below:

Recording Date: December 21, 2017

Recording No.: Reception No. 2017166145

18. Terms, conditions, provisions, agreements and obligations contained in the Stapleton Site Development Plan for Filing No. 53 as set forth below:

Recording Date: February 9, 2018
Recording No.: Reception No. 2018015927
And
Recording Date: May 9, 2019
Recording No.: Reception No. 2019056391