




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: February 22, 2024

ROW #: 2024-DEDICATION-0000057 **SCHEDULE #:** 0128330002000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as North Roslyn Street, located at the intersection of North Roslyn Street and East 29th Drive.

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 Roslyn 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, “Stapleton Filing No. 9 Tract C – 2002-PROJMSTR-0001309.”

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 Roslyn Street. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2024-DEDICATION-0000057-001) 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, 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, Janet Valdez
DOTI Survey, Kathy Svehovsky
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2024-DEDICATION-0000057

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: February 22, 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 a City-owned parcel of land as Public Right-of-Way as North Roslyn Street, located at the intersection of North Roslyn Street and East 29th Drive.

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 Ayala	Name: Nicholas Williams
Email: Lisa.ayala@denvergov.org	Email: Nicholas.Williams@denvergov.org

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

As part of the subdivision called Stapleton Filing No. 9, the developer deeded Tract C to be dedicated right-of-way as North Roslyn Street.

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: 2024-DEDICATION-0000057

Description of Proposed Project: As part of the subdivision called Stapleton Filing No. 9, the developer deeded Tract C to be dedicated right-of-way as North Roslyn 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 Roslyn 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 Roslyn Street, as part of the development project called, "Stapleton Filing No. 9 Tract C – 2002-PROJMSTR-0001309."

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave | Denver, CO 80215
www.denvergov.org/dotj
Phone: 720-913-1311

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



- Legend**
- Streets
 - Alleys
 - ▭ County Boundary
 - ▭ Parcels



PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000057-001:

LEGAL DESCRIPTION – STREET PARCEL 1: - N ROSLYN ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 7TH DAY OF DECEMBER, 2021, AT RECEPTION NUMBER 2021223515 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT C, STAPLETON FILING NO. 9, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



2021223515

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12/07/2021 01:28 PM

R \$28.00

D \$0.00

City & County of Denver

WD

Electronically Recorded

After Recording Return To:
201 West Colfax Avenue
Department 1010
Denver, Colorado 80202
Attn: Division of Real Estate

SPECIAL WARRANTY DEED
(Stapleton Filing No. 9, Roadway Tract C)

THIS DEED ("Deed") is made this 2nd day of December, 2021, 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 200, 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 less than Five Hundred Dollars (\$500.00), 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. 9

Tract C, Stapleton Filing No. 9
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

EXHIBIT A**PERMITTED EXCEPTIONS**

7. Intentionally Deleted
8. Intentionally Deleted
9. Terms, conditions, provisions, burdens and obligations as set forth in Zoning Ordinances Recorded February 2, 1999 under Reception No. 9900018658, December 17, 1999 under Reception No. 9900212776 and August 1, 2000 under Reception No. 2000109216.
10. Terms, conditions, provisions, burdens and obligations as set forth in Stapleton Redevelopment General Development Plan – South Area Recorded March 26, 2001 under Reception No. 2001043010.
11. Easements, conditions, covenants, restrictions, reservations and notes on the Plat of Stapleton Filing No. 2 Recorded March 26, 2001 under Reception No. 2001043011.

Note: Affidavit of Correction Recorded May 10, 2001 under Reception No. 2001073485.

12. Intentionally deleted
13. Intentionally deleted
14. Intentionally deleted.
15. Easements, conditions, covenants, restrictions, reservations and notes on the Recorded Plat of Stapleton Filing No. 9 Recorded December 16, 2003 under Reception No. 2003259880.
16. Terms, conditions, provisions, burdens and obligations as set forth in Stapleton Residential Development Plan for Filing No. 9 Recorded January 30, 2004 under Reception No. 2004029045.

Stapleton Residential Development Plan for Filing No. 9 – Amendment #1 Recorded July 29, 2005 under Reception No. 2005126914.

Stapleton Residential Development Plan for Filing No. 9 – Amendment #2
Recorded October 16, 2008 under Reception No. 2008141480.

Stapleton Residential Development Plan for Filing No. 9 Block 4 – Amendment
#3 Recorded June 15, 2012 under Reception No. 2012078933.

17. Terms, conditions and provisions of Development Agreement August 25, 2004
under Reception No. 2004176011.

Agreement regarding the recordation of the Development Agreement Recorded
November 10, 2005 under Reception No. 2005193427.

18. Reservations as contained in Property Deed by and between City and County of
Denver and Stapleton Development Corporation Recorded November 10, 2005
under Reception No. 2005193422.

Quit Claim Deed in Connection with the above reservations Recorded November
10, 2005 under Reception No. 2005193423.

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
January 31, 2007, under Reception No. 2007016092.
20. Intentionally deleted.