




## 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:** June 9, 2025

**ROW #:** 2025-DEDICATION-0000098 **SCHEDULE #:** 0116500042000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as North Tamarac Street, located at the intersection of East 49<sup>th</sup> Place and North Tamarac 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 North Tamarac 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. 36."

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 Tamarac Street. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000098-001) HERE.**

A map of the area to be dedicated is attached.

GB/KS/BVS

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Shontel M. Lewis, District #8  
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 Svehovsky  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2025-DEDICATION-0000098

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 [MailHighOrdinance@DenverGov.org](mailto:MailHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: June 9, 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:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as North Tamarac Street, located at the intersection of East 49th Place and North Tamarac 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: Beverly J. Van Slyke	Name: Alaina McWhorter
Email: <a href="mailto:Beverly.VanSlyke@Denvergov.org">Beverly.VanSlyke@Denvergov.org</a>	Email: <a href="mailto:Alaina.McWhorter@denvergov.org">Alaina.McWhorter@denvergov.org</a>

5. **General description or background of proposed request. Attach executive summary if more space needed:**  
Stapleton Filing No. 36 has recorded. The developer was asked to dedicate Tract AT as North Tamarac 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 (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:** 2025-DEDICATION-0000098

**Description of Proposed Project:** Stapleton Filing No. 36 has recorded. The developer was asked to dedicate Tract AT as North Tamarac 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 Tamarac 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

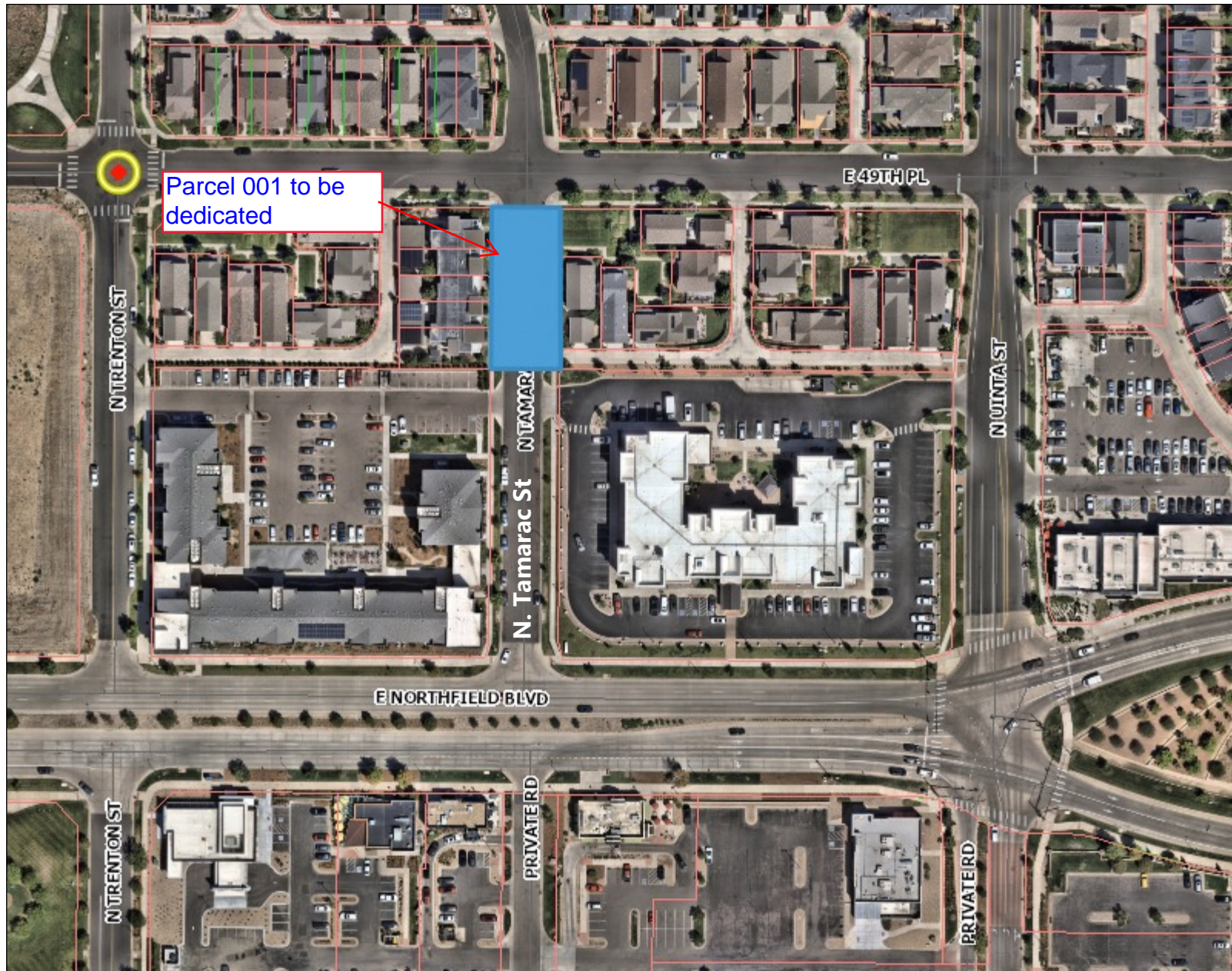
**Will an easement relinquishment be submitted at a later date:** N/A

**Additional information:** This land was deeded to the City and County of Denver for the purpose of dedicating it as North Tamarac Street, as part of the development project called, "Stapleton Filing No. 36."

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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## 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 6/8/2025

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THIS IS NOT A LEGAL DOCUMENT.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000098-001:**

LEGAL DESCRIPTION – STREET PARCEL 1: - N TAMARAC ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY 2025, AT RECEPTION NUMBER 2025041628 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT AT, STAPLETON FILING NO. 36, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



05/05/2025 01:33 PM  
City & County of Denver  
Electronically Recorded

R \$38.00

WD

D \$0.00

**SPECIAL WARRANTY DEED**  
**(Stapleton Filing No. 36 – Tract AT)**

**THIS DEED** (“Deed”) is made this 21<sup>st</sup> day of April, 2025, between **PARK CREEK METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is 7350 East 29<sup>th</sup> 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. 36**

Tract AT, Stapleton Filing No. 36,  
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.

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**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. All rights to any and all minerals, ore and metals of any kind and character, and all coal, asphaltum, oil, gas and other like substances in or under the Land, the rights of ingress and egress for the purpose of mining, together with enough of the surface of the same as may be necessary for the proper and convenient working of such minerals and substances, as reserved in the Patent

From: State of Colorado  
Recording Date: December 6, 1911  
Recording No.: Book 57 at Page 277 (Adams County Records)  
And  
Recording Date: July 25, 1924  
Recording No.: Book 127 at Page 393 (Adams County Records)

10. Reservation as contained in a Patent from the State of Colorado, reserving to the vendor, its successors and assigns forever, all oil, gas, casinghead gas, drip gasoline, and all other minerals whatsoever in under and upon, or that may be produced from the property described herein, as set forth below:

Recording Date: May 19, 1943  
Recording No.: Book 288 at Page 122 (Adams County Records)

11. 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 Establishing Delegate Districts Pursuant to the Community Declaration:

Recording Date: February 9, 2007  
Recording No.: Reception No. 2007022702

Supplemental Declaration Subjecting Property to the Community Declaration:

Recording Date: January 22, 2008  
Recording No.: Reception No. 2008008423  
And  
Recording Date: April 27, 2012  
Recording No.: Reception No. 2012055636

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

Recording Date: April 28, 2004  
Recording No.: Reception No. 2004097625  
And  
Recording Date: August 25, 2004  
Recording No.: Reception No. 2004176011  
And  
Recording Date: October 15, 2004  
Recording No.: Reception No. 2004216830

Agreement Regarding Recordation of Development Agreement:

Recording Date: January 22, 2008  
Recording No.: Reception No. 2008008422  
And  
Recording Date: April 27, 2012  
Recording No.: Reception No. 2012055634

13. Intentionally deleted.

14. Intentionally deleted.

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

Recording Date: July 8, 2004  
Recording No.: Reception No. 2004144924  
And

Recording Date: April 22, 2008  
Recording No.: Reception No. 2008055097  
And  
Recording Date: June 18, 2012  
Recording No.: Reception No. 2012079341

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

Recording Date: July 27, 2004  
Recording No.: Reception No. 2004157615

Stapleton Redevelopment General Development Plan – North Area Amendment No. 1:

Recording Date: October 10, 2007  
Recording No.: Reception No. 2007158161  
And  
Recording Date: July 22, 2009  
Recording No.: Reception No. 2009093987

Stapleton Redevelopment General Development Plan – North Area Amendment No. 2:

Recording Date: August 15, 2012  
Recording No.: Reception No. 2012109675

17. Reservations, including mineral rights, underground water rights, covenants and restrictions as set forth in Property Deed from City and County of Denver to Stapleton Development Corporation as set forth below:

Recording Date: January 22, 2008  
Recording No.: Reception No. 2008008417

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 January 22, 2008 at Reception No. 2008008418 and subsequently conveyed to FC Stapleton I, LLC in Quit Claim Deed recorded January 22, 2008 at Reception No. 2008008421 and subsequently conveyed to FC Stapleton II, LLC in Quit Claim Deed recorded January 22, 2008 at Reception No. 2008008427 and subsequently conveyed to Park Creek Metropolitan District in Quit Claim Deed recorded January 14, 2014 at Reception No. 2014004224.

18. Easements, notes, terms, conditions, provisions, agreements and obligations contained in the Plat of Stapleton Filing No. 28 as set forth below:

Recording Date: July 23, 2010  
Recording No.: Reception No. 2010081618

19. Intentionally deleted.

20. Terms, conditions, provisions, agreements and obligations contained in the License Agreement as set forth below:

Recording Date: August 2, 2012  
Recording No.: Reception No. 2012102130

Sublicense Agreement:

Recording Date: August 2, 2012  
Recording No.: Reception No. 2012102131

21. Easements, notes, terms, conditions, provisions, agreements and obligations contained in the Plat of Stapleton Filing No. 36 as set forth below:

Recording Date: October 18, 2012  
Recording No.: Reception No. 2012143494

22. Terms, conditions, provisions, agreements and obligations contained in the Stapleton Site Development Plan for Filing No. 36 as set forth below:

Recording Date: October 29, 2012  
Recording No.: Reception No. 2012148221

Stapleton Site Development Plan for Filing No. 36 Amendment #1:

Recording Date: September 13, 2013  
Recording No.: Reception No. 2013135575



2025041629

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City & County of Denver  
Electronically Recorded

R \$13.00

BSD

D \$0.00

**BARGAIN AND SALE DEED****(Stapleton Filing No. 36 – Tract AT - Subsurface Minerals)**

**PARK CREEK METROPOLITAN DISTRICT** a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is 7350 E. 29th Avenue, Suite 300, Denver, Colorado 80238 (“Grantor”), for and in consideration of Five Hundred Dollars (\$500.00) the receipt and sufficiency of which is hereby acknowledged, hereby conveys to the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado, whose address is 1437 Bannock Street, Denver, Colorado 80202 (“Grantee”), the following minerals in the City and County of Denver, State of Colorado, to wit:

Any and all minerals, oil, gas, and other hydrocarbon substances owned by the Grantor and appurtenant to the real property described as:

**Stapleton Filing No. 36**

Tract AT, Stapleton Filing No. 36,  
City and County of Denver, State of Colorado.

**EXECUTED** to be effective as of the 24<sup>th</sup> day of April, 2025.

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

By: 

Tammi Holloway, Assistant Secretary

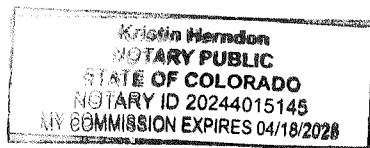
STATE OF COLORADO )

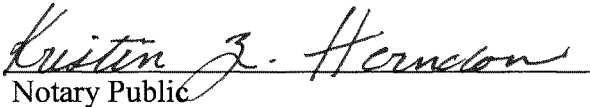
) ss.

CITY AND COUNTY OF DENVER )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of April, 2025, by Tammi Holloway, Assistant Secretary of the Park Creek Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado.

My commission expires:

04/18/2028

  
Notary Public