




## 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:** August 22, 2025

**ROW #:** 2025-DEDICATION-0000135 **SCHEDULE #:** 0115300102000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as North Beeler Court, located at the intersection of North Beeler Court and East 47<sup>th</sup> 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 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. 56."

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 Beeler Court. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000135-001) HERE.**

A map of the area to be dedicated is attached.

GB/KS/DG

cc: Dept. of Real Estate, [RealEstate@denvergov.org](mailto:RealEstate@denvergov.org)  
City Councilperson, Shontel M. Lewis District # 8  
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-0000135

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: 720-865-3002

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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: August 22, 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 a City-owned parcel of land as Public Right-of-Way as North Beeler Court, located at the intersection of North Beeler Court and East 47th 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: Dalila Gutierrez	Name: Alaina McWhorter
Email: <a href="mailto:Dalila.Gutierrez@denvergov.org">Dalila.Gutierrez@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. 56 has recorded, and the developer was asked to dedicate a parcel of land as 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> <i>(A)</i>	<i>Additional Funds</i> <i>(B)</i>	<i>Total Contract Amount</i> <i>(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-0000135

**Description of Proposed Project:** Stapleton Filing No. 56 has recorded, and the developer was asked to dedicate a parcel of land as 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 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

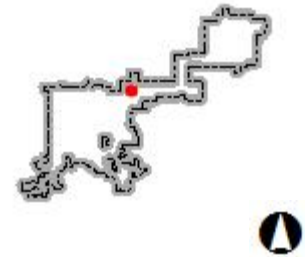
**Will an easement relinquishment be submitted at a later date:** N/A

**Additional information:** This land was deeded to the City and County of Denver for the purpose of dedicating it as North Beeler Court, as part of the development project called, "Stapleton Filing No. 56."

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: 720-865-3002

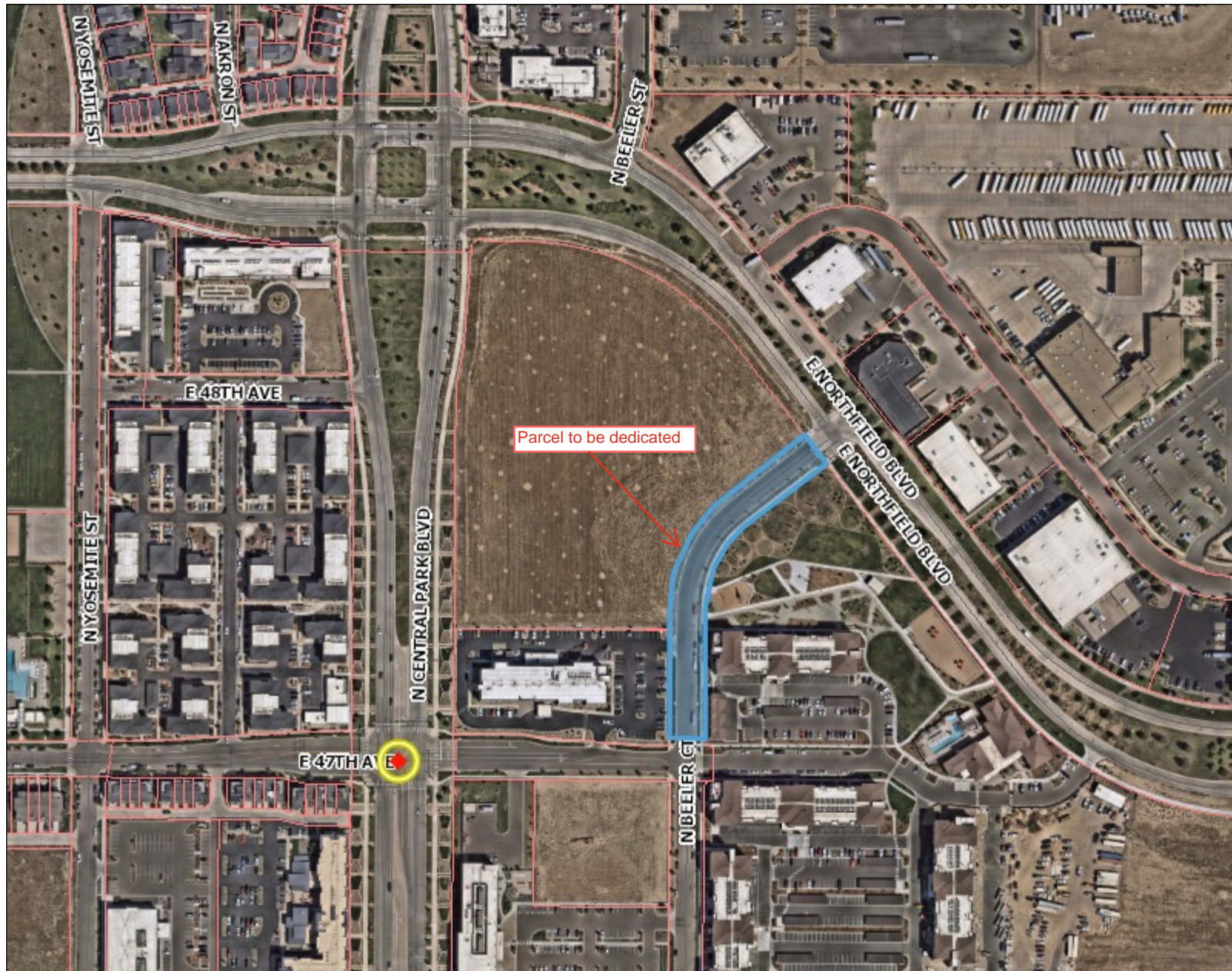
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## Legend

- Streets
- Alleys
-  County Boundary
-  Parcels



579 0 289.5 579 Feet

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000135-001:**

LEGAL DESCRIPTION – STREET PARCEL 1: - N BEELER CT

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 2ND DAY OF JULY 2025, AT RECEPTION NUMBER 2025064127 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT A, STAPLETON FILING NO. 56, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



07/02/2025 08:53 AM

R \$43.00

D \$0.00

City &amp; County of Denver

WD

Electronically Recorded

**SPECIAL WARRANTY DEED**  
**(Stapleton Filing No. 56 – Street)**

**THIS DEED** (“Deed”) is made this 26 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 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. 56**

Tract A, Stapleton Filing No. 56,  
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.

2



**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. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED MAY 22, 1909, IN BOOK 25 AT PAGE 344 (ADAMS COUNTY RECORDS).
10. LACK OF DIRECT ACCESS TO INTERSTATE 70 AS SET FORTH IN DEED RECORDED FEBRUARY 3, 1958 IN BOOK 694 AT PAGE 450. (ADAMS COUNTY RECORDS).
11. TERMS, CONDITIONS, PROVISIONS, BURDENS, EASEMENTS AND OBLIGATIONS AS SET FORTH IN DEED FROM THE UNITED STATES OF AMERICA TO THE CITY AND COUNTY OF DENVER RECORDED FEBRUARY 26, 1960 IN BOOK 831 AT PAGE 306 (ADAMS COUNTY RECORDS).

NOTE: DEED OF RELEASE AFFECTING CERTAIN ITEMS AND PORTIONS OF THE LAND RECORDED APRIL 28, 2004 UNDER RECEPTION NO. 2004097611.

12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN BILL OF SALE RECORDED JANUARY 20, 2000 UNDER RECEPTION NO. 2000009941.
13. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN LETTER EVIDENCING AGREEMENT RE HOME DEPOT / FC STAPLETON II, LLC RECORDED FEBRUARY 04, 2002 UNDER RECEPTION NO. 2002023239.
14. INTENTIONALLY DELETED
15. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT AGREEMENT RECORDED MAY 20, 2004 UNDER RECEPTION NO. 2004111298.
16. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE STAPLETON REDEVELOPMENT GENERAL DEVELOPMENT PLAN - NORTH AREA RECORDED JULY 27, 2004 UNDER RECEPTION NO. 2004157615. AMENDMENT NO. 1 RECORDED OCTOBER 10, 2007 UNDER RECEPTION NO. 2007158161. MINOR AMENDMENT 1 RECORDED

JULY 22, 2009 UNDER RECEPTION NO. 2009093987. MAJOR AMENDMENT NO. 2 RECORDED AUGUST 15, 2012 UNDER RECEPTION NO. 2012109675.

17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT AGREEMENT RECORDED AUGUST 25, 2004 UNDER RECEPTION NO. 2004176011.

AGREEMENT REGARDING RECORDATION OF DEVELOPMENT AGREEMENT RECORDED NOVEMBER 17, 2017 UNDER RECEPTION NO. 2017150801.

18. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE WESTERLY CREEK METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED AUGUST 10, 2004, UNDER RECEPTION NO. 2004163639.
19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN FIRST AMENDED AND RESTATED COMMUNITY DECLARATION RECORDED MAY 10, 2002 UNDER RECEPTION NO. 2002086362 AND SUPPLEMENTAL DECLARATION ESTABLISHING DELEGATE DISTRICTS PURSUANT TO COMMUNITY DECLARATION RECORDED FEBRUARY 09, 2007 UNDER RECEPTION NO. 2007022702.
20. INTENTIONALLY DELETED
21. TERMS, CONDITIONS, PROVISIONS, BURDENS, RESERVATIONS, EASEMENTS AND OBLIGATIONS AS SET FORTH IN PROPERTY DEEDS RECORDED NOVEMBER 17, 2017 UNDER RECEPTION NO. 2017150796 AND 2017150799. QUIT CLAIM DEEDS RECORDED NOVEMBER 17, 2017 UNDER RECEPTION NO. 2017150797 AND 2017150800.
22. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE WESTERLY CREEK METRO DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED APRIL 30, 2018, UNDER RECEPTION NO. 2018049952.
23. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN LICENSE AGREEMENT RECORDED JULY 24, 2018 UNDER RECEPTION NO. 2018091348.
24. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN SUBLICENSE AGREEMENT RECORDED JULY 24, 2018 UNDER RECEPTION NO. 2018091349.
25. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN LICENSE AGREEMENT RECORDED JULY 24, 2018 UNDER RECEPTION NO. 2018091348.
26. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBLICENSE AGREEMENT RECORDED JULY 24, 2018 UNDER RECEPTION NO. 2018091349.

27. EASEMENTS AND NOTES ON THE NORTH STAPLETON GENERAL DEVELOPMENT PLAN - MINOR AMENDMENT NO. 2 RECORDED NOVEMBER 15, 2019 UNDER RECEPTION NO. 2019161169.
28. EASEMENTS AS RESERVED IN QUIT CLAIM DEED RECORDED APRIL 23, 2020 UNDER RECEPTION NO. 2020055510.