

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:** November 21, 2024**ROW #:** 2024-DEDICATION-0000233 **SCHEDULE #:** 11 Schedule numbers- See 2nd page**TITLE:** This request is to dedicate eleven City-owned parcels of land as Public Right-of-Way as 1) North Ironton Street, located at the intersection of North Ironton Street and East 28th Place, 2) East 28th Place, located at the intersection of East 28th Place and North Ironton Street, 3) North Ironton Street, located at the intersection of North Ironton Street and East 28th Place, 4) East 28th Avenue, located at the intersection of East 28th Avenue and North Ironton Street, 5) North Jamaica Way, located at the intersection of North Jamaica Way and East 27th Avenue, 6) North Jamaica Street, located at the intersection of North Jamaica Street and East 27th Avenue, 7) North Ironton Street, located at the intersection of North Ironton Street and East 28th Avenue, 8) East 27th Avenue, located at the intersection of East 27th Avenue and North Ironton Street, 9) North Joliet Street, located at the intersection of North Joliet Street and East 27th Avenue, 10) North Joliet Street, located at the intersection of North Joliet Street and East 27th Avenue and, 11) East 26th Avenue, located at the intersection of East 26th Avenue and North Joliet 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 1) North Ironton Street, 2) East 28th Place, 3) North Ironton Street, 4) East 28th Avenue, 5) North Jamaica Way, 6) North Jamaica Street, 7) North Ironton Street, 8) East 27th Avenue, 9) North Joliet Street, 10) North Joliet Street, and 11) 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. 16."

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) North Ironton Street, 2) East 28th Place, 3) North Ironton Street, 4) East 28th Avenue, 5) North Jamaica Way, 6) North Jamaica Street, 7) North Ironton Street, 8) East 27th Avenue, 9) North Joliet Street, 10) North Joliet Street, and 11) East 26th Avenue. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2024-DEDICATION-0000233-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011) HERE.

A map of the area to be dedicated is attached.

GB/KS/DS



cc: Dept. of Real Estate, 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, Manager's Office, Alaina McWhorter
DOTI, Director, Right-of-Way Services, Glen Blackburn
Department of Law, Johna Varty
Department of Law, Martin Plate
Department of Law, Kwali Farbes
Department of Law, Ivone Avila-Ponce
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 2024-DEDICATION-0000233

Parcel #	Tract	Street Name	Schedule
1	A	North Ironton Street	0126300027000
2	B	East 28 th Place	0126300028000
3	C	North Ironton Street	0126300029000
4	D	East 28 th Avenue	0126300030000
5	E	North Jamaica Way	0126300031000
6	F	North Jamaica Street	0126300032000
7	G	North Ironton Street	0126300033000
8	H	East 27 th Avenue	0126300034000
9	J	North Joliet Street	0126300035000
10	K	North Joliet Street	0126300036000
11	L	East 26 th Avenue	0126300037000

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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ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team
at [MileHighOrdinance@DenverGov.org](mailto: MileHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: November 21, 2024

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 eleven City-owned parcels of land as Public Right-of-Way as 1) North Ironton Street, located at the intersection of North Ironton Street and East 28th Place, 2) East 28th Place, located at the intersection of East 28th Place and North Ironton Street, 3) North Ironton Street, located at the intersection of North Ironton Street and East 28th Place, 4) East 28th Avenue, located at the intersection of East 28th Avenue and North Ironton Street, 5) North Jamaica Way, located at the intersection of North Jamaica Way and East 27th Avenue, 6) North Jamaica Street, located at the intersection of North Jamaica Street and East 27th Avenue, 7) North Ironton Street, located at the intersection of North Ironton Street and East 28th Avenue, 8) East 27th Avenue, located at the intersection of East 27th Avenue and North Ironton Street, 9) North Joliet Street, located at the intersection of North Joliet Street and East 27th Avenue, 10) North Joliet Street, located at the intersection of North Joliet Street and East 27th Avenue and, 11) East 26th Avenue, located at the intersection of East 26th Avenue and North Joliet 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: Dalila Gutierrez	Name: Alaina McWhorter
Email: Dalila.Gutierrez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

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

Surveyor is requesting eleven street parcels located in Stapleton Filing No. 16 to be dedicated as 1) North Ironton Street, 2) East 28th Place, 3) North Ironton Street, 4) East 28th Avenue, 5) North Jamaica Way, 6) North Jamaica Street, 7) North Ironton Street, 8) East 27th Avenue, 9) North Joliet Street, 10) North Joliet Street, and 11) 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: _____

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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Project Title: 2024-DEDICATION-0000233

Description of Proposed Project: Surveyor is requesting eleven street parcels located in Stapleton Filing No. 16 to be dedicated as 1) North Ironton Street, 2) East 28th Place, 3) North Ironton Street, 4) East 28th Avenue, 5) North Jamaica Way, 6) North Jamaica Street, 7) North Ironton Street, 8) East 27th Avenue, 9) North Joliet Street, 10) North Joliet Street, and 11) 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 1) North Ironton Street, 2) East 28th Place, 3) North Ironton Street, 4) East 28th Avenue, 5) North Jamaica Way, 6) North Jamaica Street, 7) North Ironton Street, 8) East 27th Avenue, 9) North Joliet Street, 10) North Joliet Street, and 11) East 26th Avenue.

Has a Temp MEP been issued, and if so, what work is underway: N/A

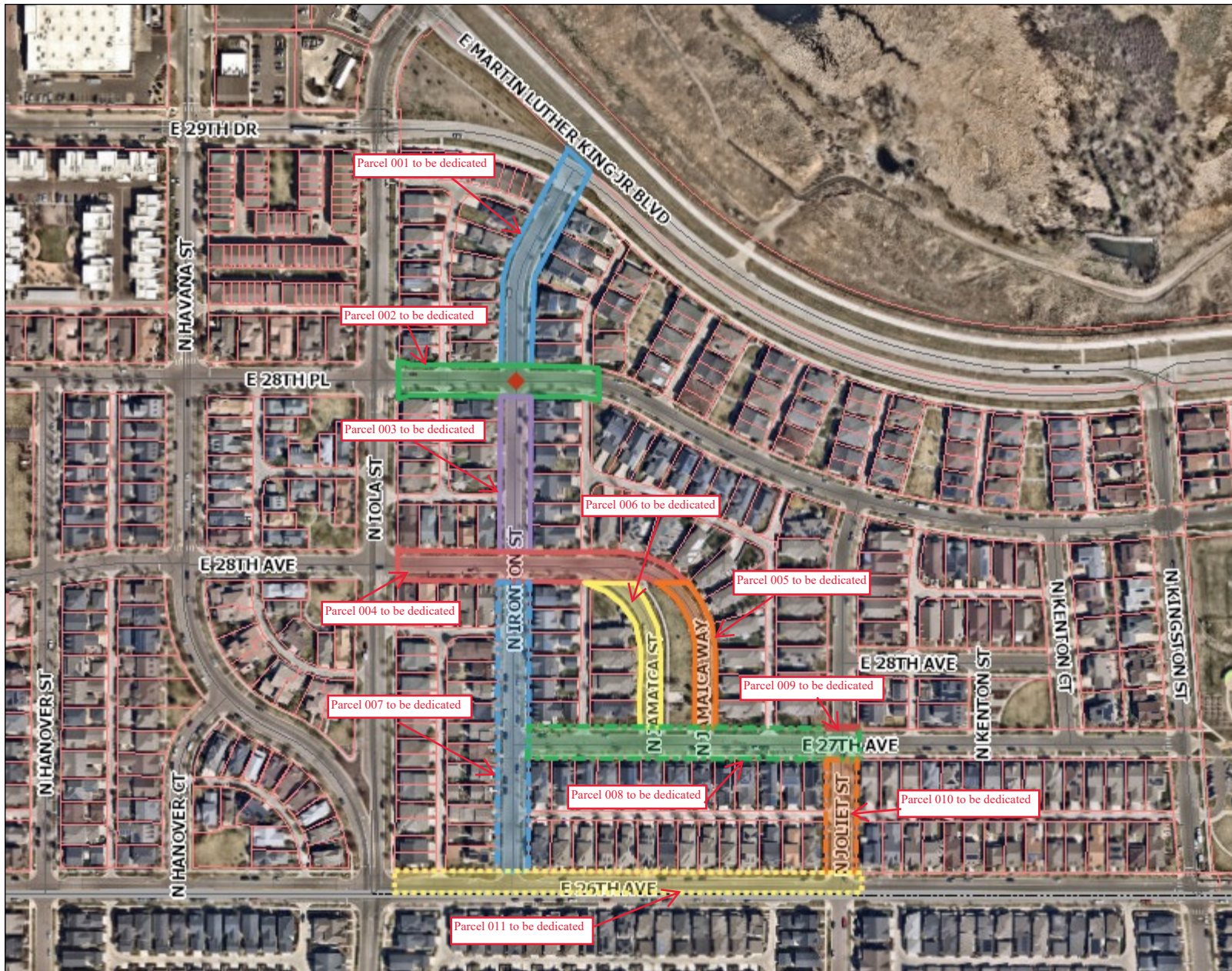
What is the known duration of a MEP: N/A

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

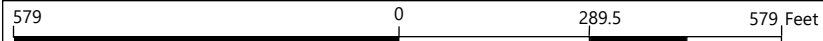
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) North Ironton Street, 2) East 28th Place, 3) North Ironton Street, 4) East 28th Avenue, 5) North Jamaica Way, 6) North Jamaica Street, 7) North Ironton Street, 8) East 27th Avenue, 9) North Joliet Street, 10) North Joliet Street, and 11) East 26th Avenue, as part of the development project called, "Stapleton Filing No. 16."



Legend

- Streets
- Alleys
- ▭ County Boundary
- ▭ Parcels



PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000233-001:

LEGAL DESCRIPTION – STREET PARCEL NO. 1 – N. IRONTON ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF JULY, 2019, AT RECEPTION NUMBER 2019088561 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER’S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT A, STAPLETON FILING NO. 16, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000233-002:

LEGAL DESCRIPTION – STREET PARCEL NO. 2- E. 28TH PL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF JULY, 2019, AT RECEPTION NUMBER 2019088561 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER’S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT B, STAPLETON FILING NO. 16, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000233-003:

LEGAL DESCRIPTION – STREET PARCEL NO. 3 N. IRONTON ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF JULY, 2019, AT RECEPTION NUMBER 2019088561 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER’S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT C, STAPLETON FILING NO. 16, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000233-004:

LEGAL DESCRIPTION – STREET PARCEL NO. 4- E. 28TH AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF JULY, 2019, AT RECEPTION NUMBER 2019088561 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER’S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT D, STAPLETON FILING NO. 16, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000233-005:

LEGAL DESCRIPTION – STREET PARCEL NO. 5- N. JAMAICA WAY

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF JULY, 2019, AT RECEPTION NUMBER 2019088561 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER’S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT E, STAPLETON FILING NO. 16, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000233-006:

LEGAL DESCRIPTION – STREET PARCEL NO. 6 -N. JAMAICA ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF JULY, 2019, AT RECEPTION NUMBER 2019088561 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER’S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT F, STAPLETON FILING NO. 16, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000233-007:

LEGAL DESCRIPTION – STREET PARCEL NO. 7- N. IRONTON ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF JULY, 2019, AT RECEPTION NUMBER 2019088561 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT G, STAPLETON FILING NO. 16, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000233-008:

LEGAL DESCRIPTION – STREET PARCEL NO. 8- E. 27TH AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF JULY, 2019, AT RECEPTION NUMBER 2019088561 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT H, STAPLETON FILING NO. 16, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000233-009:

LEGAL DESCRIPTION – STREET PARCEL NO. 9- N. JOLIET ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF JULY, 2019, AT RECEPTION NUMBER 2019088561 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT J, STAPLETON FILING NO. 16, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000233-010:

LEGAL DESCRIPTION – STREET PARCEL NO. 10 – N. JOLIET ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF JULY, 2019, AT RECEPTION NUMBER 2019088561 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT K, STAPLETON FILING NO. 16, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000233-011:

LEGAL DESCRIPTION – STREET PARCEL NO. 11- E. 26TH AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 10TH DAY OF JULY, 2019, AT RECEPTION NUMBER 2019088561 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT L, STAPLETON FILING NO. 16, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



07/10/2019 10:31 AM
City & County of Denver
Electronically Recorded

R \$28.00

WD

D \$0.00

After Recording Return to:
201 West Colfax Avenue
Department 1207
Denver, Colorado 80202
Attention: Bradley Beck

SPECIAL WARRANTY DEED

(Stapleton Filing No. 16 – Road Right-of-Way Tracts)

THIS SPECIAL WARRANTY DEED (“Deed”) is made this 28 day of JUNE, 2019, 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 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. 16

Tracts A, B, C, D, E, F, G, H, J, K and L, Stapleton Filing No. 16, according to the plat recorded February 16, 2012, at Reception No. 2012018815, 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,

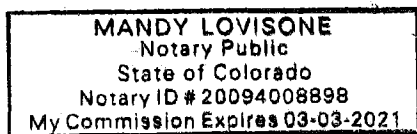
{00674743.DOCX / }

Recording Requested by:
FNTG-NCS Colorado

10026931

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 (consisting of two pages), 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: [Signature]
Tammi Holloway, Assistant Secretary

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

The foregoing Special Warranty Deed was acknowledged before me by Tammi Holloway, as Assistant Secretary of Park Creek Metropolitan District, this 28 day of June, 2019.

Witness my hand and official seal.

My commission expires: March 03 2021

[Signature]
Notary Public

EXHIBIT A**PERMITTED EXCEPTIONS**

(Attached to and made a part of Special Warranty Deed – Stapleton Filing No. 16 – Road Right-of-Way Tracts between Park Creek Metropolitan District “Grantor” and City and County of Denver “Grantee” dated JUNE 28, 2019)

8. The right of a proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises, as reserved in United States Patent recorded February 9, 1882 in BA24 P58, Adams County records.
9. Ordinance 13 Series of 1999, for zoning, recorded January 8, 1999 at Reception No. 9900004127.
10. Ordinance No. 929, Series of 1999, for zoning, recorded December 17, 1999 at Reception No. 9900212775.
11. Stapleton Redevelopment General Development Plan - South Area recorded March 26, 2001 at Reception No. 2001043010.
12. Covenants, conditions, restrictions, provisions, easements and assessments as set forth in The First Amended and Restated Community Declaration for the Project Area Within the Former Stapleton International Airport recorded May 10, 2002 at Reception No. 2002086362 Notice Regarding Community Fee Due Upon Transfer of a Unit Within the Project Area Within the Former Stapleton International Airport recorded May 6, 2002 at Reception No. 2002081948, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin, and any and all amendments, assignments, or annexations thereto.

NOTE: First Amendment to The First Amended and Restated Community Declaration for the Project Area Within the Former Stapleton International Airport in connection therewith recorded December 22, 2005 at Reception No. 2005217062.

NOTE: Second Amendment to the First Amended and Restated Community Declaration for the Project Area Within the Former Stapleton International Airport in connection therewith recorded January 9, 2007 at Reception No. 2007003744.

NOTE: Supplemental Declaration Subjecting Property to the Community Declaration in connection therewith recorded February 9, 2007 at Reception No. 2007022702.

NOTE: Supplemental Declaration Subjecting Property to the Community Declaration in connection therewith recorded February 9, 2007 at Reception No. 2007022702 and January 5, 2012 at Reception No. 2012001704.

13. Ordinance No. 66, Series of 2010, for zoning, recorded February 5, 2010 at Reception No. 2010013689.
14. Reservations of mineral rights, water rights, and restrictive covenants as set forth in the Property Deed recorded January 5, 2012 at Reception No. 2012001605.

NOTE: Quit Claim Deed as to the minerals, oil, gas and other hydrocarbon substances in connection therewith recorded January 5, 2012 at Reception No. 2012001706.

15. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Amended and Restated Design and Architectural Declaration recorded December 31, 2012 at Reception No. 2002249150 and the Supplemental Declaration Subjecting Property To The Amended and Restated Design and Architectural Declaration recorded January 5, 2012 at Reception No. 2012001607.
16. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Development Agreement, as recorded against the property by the Recordation of Agreement Regarding Recordation of Development Agreement recorded January 5, 2012 at Reception No. 2012001703.
17. Notes, easements, restrictions and reservations as contained on the Plat of Stapleton Filing No. 16, recorded February 16, 2012 at Reception No. 2012018815.
18. Reservations as set forth in the Special Warranty Deed recorded January 9, 2014 at Reception No. 2014002684.

END OF EXCEPTIONS