


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: July 23, 2025

ROW #: 2025-DEDICATION-0000120 **SCHEDULE #:** 5 Schedule # - See Page 2

TITLE: This request is to dedicate five City-owned parcels of land as Public Right-of-Way as 1) East 48th Avenue, located at the intersection of East 48th Avenue and North Yosemite Street, 2) North Yosemite Street, located at North Yosemite Street and East 47th Avenue, 3) East 47th Avenue, located at the intersection of North Yosemite Street and East 47th Avenue, 4) East 47th Avenue, located at the intersection of North Yosemite Street and East 47th Avenue, and 5) North Yosemite Street, located at the intersection of East 46th Place and North Yosemite 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) East 48th Avenue, 2) North Yosemite Street, 3) East 47th Avenue, 4) East 47th Avenue, and 5) North Yosemite Street.

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 existing City owned land for Public Right-of-Way purposes as 1) East 48th Avenue, 2) North Yosemite Street, 3) East 47th Avenue, 4) East 47th Avenue, and 5) North Yosemite Street. The land is described as follows:

INSERT PARCEL DESCRIPTION ROW (2025-DEDICATION-0000120-001, 002, 003, 004, and 005) HERE.

A map of the area to be dedicated is attached.

GB/KS/BVS

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Shontel Lewis District #8
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
Project file folder 2025-DEDICATION-0000120

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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PARCEL #	TRACT	STREET NAME	SCHEDULE #
1	A	East 48 th Avenue	0121100063000
2	B	North Yosemite Street	0121100039000, 0121100084000
3	C	East 47 th Avenue	0121100085000
4	D	East 47 th Avenue	0121100086000
5	E	North Yosemite Street	0121100087000

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: July 23, 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 five City-owned parcels of land as Public Right-of-Way as 1) East 48th Avenue, located at the intersection of East 48th Avenue and North Yosemite Street, 2) North Yosemite Street, located at North Yosemite Street and East 47th Avenue, 3) East 47th Avenue, located at the intersection of North Yosemite Street and East 47th Avenue, 4) East 47th Avenue, located at the intersection of North Yosemite Street and East 47th Avenue, and 5) North Yosemite Street, located at the intersection of East 46th Place and North Yosemite 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: Beverly.VanSlyke@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. 43 has recorded. The developer was asked to dedicate five parcels of land as 1) East 48th Avenue, 2) North Yosemite Street, 3) East 47th Avenue, 4) East 47th Avenue, and 5) North Yosemite Street.

6. City Attorney assigned to this request (if applicable):

7. **City Council District:** Shontel 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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Project Title: 2025-DEDICATION-0000120

Description of Proposed Project: Stapleton Filing No. 43 has recorded. The developer was asked to dedicate five parcels of land as 1) East 48th Avenue, 2) North Yosemite Street, 3) East 47th Avenue, 4) East 47th Avenue, and 5) North Yosemite 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 1) East 48th Avenue, 2) North Yosemite Street, 3) East 47th Avenue, 4) East 47th Avenue, and 5) North Yosemite Street.

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

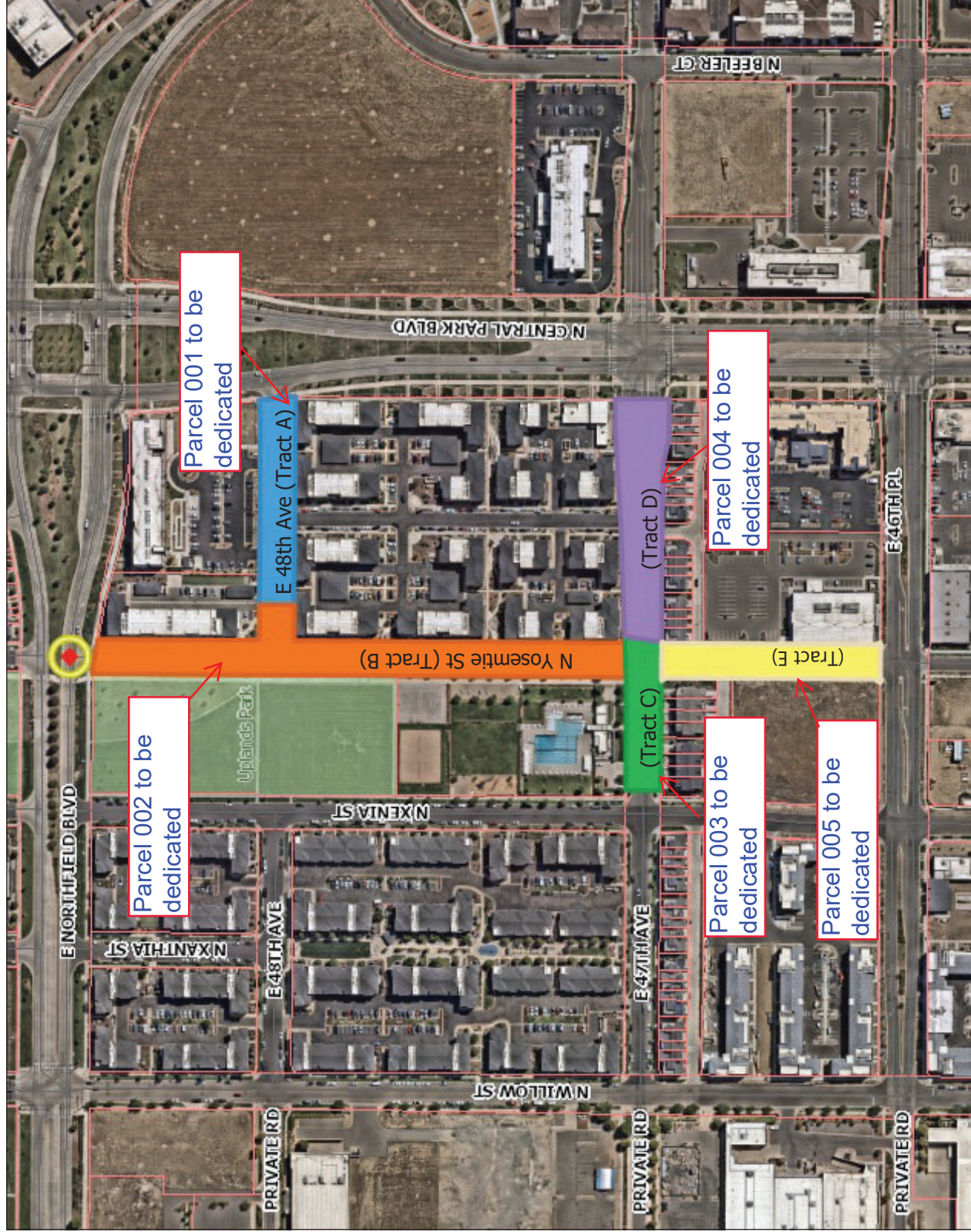
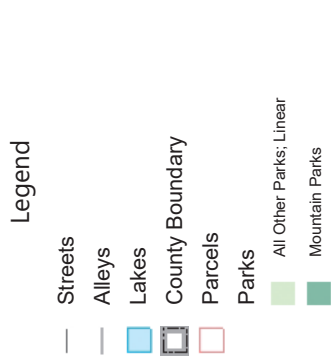
What is the known duration of a MEP: N/A

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 1) East 48th Avenue, 2) North Yosemite Street, 3) East 47th Avenue, 4) East 47th Avenue, and 5) North Yosemite Street, as part of Stapleton Filing No. 43.



579 0 289.5 579 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:4,514

Map Generated 7/22/2025

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THIS IS NOT A LEGAL DOCUMENT.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000120-001:

LEGAL DESCRIPTION – STREET PARCEL 1: - E 48TH AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE 2025, AT RECEPTION NUMBER 2025063620 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT A, STAPLETON FILING NO. 43, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000120-002:

LEGAL DESCRIPTION – STREET PARCEL 2: - N YOSEMITE ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE 2025, AT RECEPTION NUMBER 2025063620 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT B, STAPLETON FILING NO. 43, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000120-003:

LEGAL DESCRIPTION – STREET PARCEL 3: - E 47TH AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE 2025, AT RECEPTION NUMBER 2025063620 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT C, STAPLETON FILING NO. 43, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000120-004:

LEGAL DESCRIPTION – STREET PARCEL 4: - E 47TH AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE 2025, AT RECEPTION NUMBER 2025063620 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT D, STAPLETON FILING NO. 43, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000120-005:

LEGAL DESCRIPTION – STREET PARCEL 5: - N YOSEMITE ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 30TH DAY OF JUNE 2025, AT RECEPTION NUMBER 2025063620 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT E, STAPLETON FILING NO. 43, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



06/30/2025 02:01 PM

R \$33.00

D \$0.00

City & County of Denver

WD

Electronically Recorded

SPECIAL WARRANTY DEED
(Stapleton Filing No. 43 – Streets)

THIS DEED (“Deed”) is made this 24 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 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. 43

Tracts A, B, C, D and E, Stapleton Filing No. 43,
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)

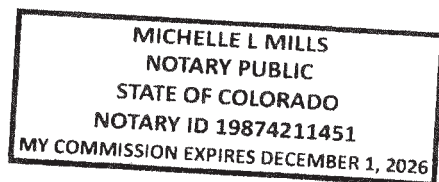
) ss.

CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 24th day of June, 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 WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
2. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, AND ANY FACTS WHICH A CORRECT LAND SURVEY AND INSPECTION OF THE LAND WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
10. 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 PATENT RECORDED MARCH 3, 1925, IN RECEPTION NO. 111889, ADAMS COUNTY RECORDS. (AFFECTS SECTION 16).
11. 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, AND A 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, ARAPAHOE COUNTY RECORDS. (AFFECTS N1/2 OF THE NW1/4, SECTION 22)
12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ZONING ORDINANCES RECORDED MARCH 14, 1995, UNDER RECEPTION NO. 9500028637 AND MARCH 29, 1995, UNDER RECEPTION NO.'S 9500035123, 9500035124, 9500035125, AND ORDINANCE NO. 326+, RECORDED JUNE 23, 2004, UNDER RECEPTION NO. 2004131454.
13. TERMS, CONDITIONS, PROVISIONS, AND OBLIGATIONS AS CONTAINED IN STAPLETON REDEVELOPMENT GENERAL DEVELOPMENT PLAN- NORTH AREA, RECORDED JULY 27, 2004, UNDER RECEPTION NO. 2004157615 AND THE STAPLETON REDEVELOPMENT GENERAL DEVELOPMENT PLAN NORTH AREA AMENDMENT NO. 1, RECORDED OCTOBER 10, 2007, UNDER RECEPTION NO. 2007158161, AND THE STAPLETON REDEVELOPMENT GENERAL DEVELOPMENT PLAN NORTH AREA AMENDMENT NO.1 RECORDED JULY 22, 2009 UNDER RECEPTION NO. 2009093987, AND THE STAPLETON REDEVELOPMENT GENERAL DEVELOPMENT PLAN NORTH

AREA MAJOR AMENDMENT NO. 2 RECORDED AUGUST 15, 2012, AT RECEPTION NO. 2012109675.

14. TERMS, CONDITIONS, PROVISIONS, AND OBLIGATIONS AS CONTAINED IN THE LICENSE AGREEMENT BY AND BETWEEN PARK CREEK METROPOLITAN DISTRICT AND THE CITY AND COUNTY OF DENVER, ACTING BY AND THROUGH IT BOARD OF WATER COMMISSIONERS, RECORDED JUNE 18, 2001, AT RECEPTION NO. 2001100014. INTERGOVERNMENTAL LICENSE AGREEMENT AMENDMENT RECORDED MAY 22, 2013, AT RECEPTION NO. 2013073658. SUBLICENSE AGREEMENT RECORDED SEPTEMBER 5, 2013, AT RECEPTION NO. 2013131025. LICENSE AGREEMENT RECORDED SEPTEMBER 05, 2013 AT RECEPTION NO. 2013131024 AND APRIL 06, 2015 AT RECEPTION NO. 2015042439.
15. ANY LIEN, FEE, OR ASSESSMENT, BY REASON OF THE SUBJECT PROPERTY BEING INCLUDED IN THE WESTERLY CREEK METROPOLITAN DISTRICT, AS DISCLOSED BY ORDER: PROPOSED ORDER OF INCLUSION, BY THE DISTRICT COURT, DENVER COUNTY, COLORADO, CASE NO. 2000DV2276, RECORDED JANUARY 6, 2015, AT RECEPTION NO. 2015001451.
16. TERMS, CONDITIONS, PROVISIONS, AND OBLIGATIONS AS CONTAINED IN THE DEVELOPMENT AGREEMENT, DATED AUGUST 25, 2004, AT RECEPTION NO. 2004176011. AGREEMENT REGARDING RECORDATION OF DEVELOPMENT AGREEMENT, RECORDED JULY 10, 2013, AT RECEPTION NO. 2013099482 AND SEPTEMBER 16, 2014, AT RECEPTION NO. 2014112671.
17. INTENTIONALLY DELETED.
18. MINERAL RIGHTS, UNDERGROUND WATER RIGHTS AND COVENANTS AS RESERVED IN PROPERTY DEED BY THE CITY AND COUNTY OF DENVER TO STAPLETON DEVELOPMENT CORPORATION, RECORDED JULY 8, 2013, AT RECEPTION NO. 2013098536.

NOTE: QUITE CLAIM OF ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES TO FC STAPLETON II, LLC, RECORDED JULY 10, 2013, AT RECEPTION NO. 2013099484.

QUIT CLAIM OF ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES TO FC STAPLETON II, LLC, RECORDED JULY 10, 2013, AT RECEPTION NO. 2013099485.
19. NOTES, EASEMENTS, COVENANTS AND PROVISIONS AS SHOWN ON THE RECORDED PLAT OF STAPLETON FILING NO. 43, RECORDED AUGUST 29, 2013, AT RECEPTION NO. 2013128139.
20. NOTES, EASEMENTS, COVENANTS AND PROVISIONS AS SHOWN ON THE STAPLETON SITE DEVELOPMENT PLAN FOR FILING NO. 43, RECORDED SEPTEMBER 17, 2013, AT RECEPTION NO. 2013136872.
21. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SUBLICENSE AGREEMENT RECORDED APRIL 6, 2015, AT RECEPTION NO. 2015042440.

22. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE PROPERTY DEED RECORDED JULY 26, 2017, AT RECEPTION NO. 2017097420 AND RECORDED JULY 18, 2012 AT RECEPTION NO. 2012094092.
23. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AGREEMENT REGARDING RECORDATION OF DEVELOPMENT AGREEMENT RECORDED JULY 26, 2017, AT RECEPTION NO. 2017097426 AND JULY 18, 2012 AT RECEPTION NO. 2012094103.
24. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SUBLICENSE AGREEMENT RECORDED SEPTEMBER 27, 2017, AT RECEPTION NO. 2017127750 AND RECEPTION NO. 2017127749.
25. RESERVATION OF OIL, GAS AND OTHER MINERALS AS RESERVED IN SPECIAL WARRANTY DEEDS RECORDED SEPTEMBER 6, 2023 AT RECEPTION NO. 2023085712, JULY 26, 2017 AT RECEPTION NO. 2017097423 AND JULY 18, 2012 AT RECEPTION NO. 2012094099, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
26. MINERAL RIGHTS AS CONVEYED BY QUIT CLAIM DEED RECORDED SEPTEMBER 6, 2023 AT RECEPTION NO. 2023085713, JULY 26, 2017 AT RECEPTION NO. 2017097424 AND JULY 18, 2012 AT RECEPTION NO. 2012094100, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.