



## 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-0000136      **SCHEDULE #:** 0115300085000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as East 50<sup>th</sup> Avenue, located at the intersection of North Beeler Street and East 50<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 East 50<sup>th</sup> 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. 44."

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 East 50<sup>th</sup> Avenue. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000136-001) HERE.**

A map of the area to be dedicated is attached.

GB/KS/BV

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-0000136

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 East 50th Avenue, located at the intersection of North Beeler Street and East 50th 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: Barbara Valdez	Name: Alaina McWhorter
Email: <a href="mailto:Barbara.Valdez@denvergov.org">Barbara.Valdez@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. 44 has recorded, and the developer was asked to dedicate a parcel of land as East 50<sup>th</sup> 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</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-0000136

**Description of Proposed Project:** Stapleton Filing No. 44 has recorded, and the developer was asked to dedicate a parcel of land as East 50<sup>th</sup> 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 East 50<sup>th</sup> 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 East 50<sup>th</sup> Avenue, as part of the development project called, "Stapleton Filing No. 44."

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



600 0 300 600 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City and County of Denver

1:4,680

Map Generated 8/21/2025

The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use.

THIS IS NOT A LEGAL DOCUMENT.

**PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000136-001:**

LEGAL DESCRIPTION – STREET PARCEL 1: - E 50<sup>TH</sup> AVE

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 14TH DAY OF JULY 2025, AT RECEPTION NUMBER 2025067282 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT A, STAPLETON FILING NO. 44, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



2025067282

Page: 1 of 4

07/14/2025 11:28 AM  
City & County of Denver  
Electronically Recorded

R \$43.00

WD

D \$0.00

**SPECIAL WARRANTY DEED**  
**(Stapleton Filing No. 44 – Street)**

**THIS DEED** (“Deed”) is made this 7 day of July, 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. 44**

Tract A, Stapleton Filing No. 44,  
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.

00502405

Recording Requested by:  
FNTG-NCS Colorado

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 )

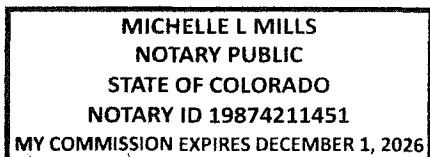
) ss.


CITY AND COUNTY OF DENVER )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of JULY, 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 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. Intentionally deleted.

10. The effect of 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 Major Amendment No. 2:

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

11. Covenants, reservations and restrictions as set forth in Property Deed:

Recording Date: May 20, 2004  
Recording No.: Reception No. 2004111290

Quit Claim Deed (All mineral, oil, gas and other hydrocarbon substances):

Recording Date: May 20, 2004  
Recording No.: Reception No. 2004111291

Property Deed (All development rights, air rights, ditches and ditch rights):

Recording Date: May 20, 2004  
Recording No.: Reception No. 2004111293

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

Recording Date: May 20, 2004  
Recording No.: Reception No. 2004111298  
And  
Recording Date: August 25, 2004  
Recording No.: Reception No. 2004176011

Agreement Regarding Recordation of Development Agreement:  
Recording Date: April 17, 2013  
Recording No.: Reception No. 2013054938  
And  
Recording Date: February 19, 2014  
Recording No.: Reception No. 2014019873

13. Covenants, reservations and restrictions as set forth in Property Deed:

Recording Date: April 17, 2013  
Recording No.: Reception No. 2013054930

Quit Claim Deed (All mineral, oil, gas and other hydrocarbon substances):  
Recording Date: April 17, 2013  
Recording No.: Reception No. 2013054941

14. Any tax, lien, fee, or assessment by reason of inclusion of the Land in the Westerly Creek Metropolitan District, as evidenced by instrument(s):

Recording Date: August 23, 2013  
Recording No.: Reception No. 2013125596

15. Covenants, reservations and restrictions as set forth in Property Deed:

Recording Date: February 19, 2014  
Recording No.: Reception No. 2014019868

Quit Claim Deed (All mineral, oil, gas and other hydrocarbon substances):  
Recording Date: February 19, 2014  
Recording No.: Reception No. 2014019869

16. Covenants, reservations and restrictions as set forth in Property Deed:

Recording Date: February 19, 2014  
Recording No.: Reception No. 2014019871

Quit Claim Deed (All mineral, oil, gas and other hydrocarbon substances):  
Recording Date: February 19, 2014  
Recording No.: Reception No. 2014019872

17. Subject to Notes numbered 9, 10, 11, 12, 13, 14, 15 and 16, all as shown on the Plat for Stapleton Filing No. 44 as set forth in the instrument:

Recording Date: June 12, 2014  
Recording No.: Reception No. 2014067794