




**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:** February 15, 2024

**ROW #:** 2024-DEDICATION-0000053 **SCHEDULE #:** Adjacent to 0115200020000, 0115100035000, 0115100036000, 0115100025000, 0115200103000, 0115200125000, 0115200022000, and 0115200021000

**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as North Dallas Street, located at the intersection of North Dallas Street and East 56<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 Dallas Street. This parcel of land is being dedicated by the City and County of Denver for Public Right-of-Way as North Dallas 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 land for Public Right-of-Way purposes as North Dallas Street. The land is described as follows.

**INSERT PARCEL DESCRIPTION ROW # (2024-DEDICATION-0000053-001) 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  
City Council Staff, Luke Palmisano  
Environmental Services, Andrew Ross  
DOTI, Manager's Office, Alba Castro  
DOTI, Manager's Office, Nicholas Williams  
DOTI, Director, Right-of-Way Services, Glen Blackburn  
Department of Law, Johna Varty  
Department of Law, Martin Plate  
Department of Law, Deanne Durfee  
Department of Law, Ivone Avila-Ponce  
Department of Law, Janet Valdez  
DOTI Survey, Kathy Svehovsky  
DOTI Ordinance  
Owner: City and County of Denver  
Project file folder 2024-DEDICATION-0000053

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

Date of Request: February 15, 2024

Please mark one:  Bill Request or  Resolution Request

## 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 Dallas Street, located at the intersection of North Dallas Street and East 56th 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: Beverly J. Van Slyke	Name: Nicholas Williams
Email: <a href="mailto:Beverly.VanSlyke@denvergov.org">Beverly.VanSlyke@denvergov.org</a>	Email: <a href="mailto:Nicholas.Williams@denvergov.org">Nicholas.Williams@denvergov.org</a>

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

This parcel of land is being dedicated by the City and County of Denver for Public Right-of-Way as North Dallas Street. The developer was asked to dedicate a parcel of land as North Dallas 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:** 2024-DEDICATION-0000053

**Description of Proposed Project:** This parcel of land is being dedicated by the City and County of Denver for Public Right-of-Way as North Dallas Street. The developer was asked to dedicate a parcel of land as North Dallas 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 Dallas 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

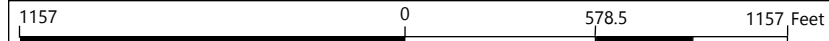
**Will an easement relinquishment be submitted at a later date:** N/A

**Additional information:** This land was deeded to the City and County of Denver for the purpose of dedicating it as North Dallas Street.



### Legend

- Streets
- Alleys
- ▭ County Boundary
- ▭ Parcels
- Parks
  - All Other Parks; Linear
  - Mountain Parks





**PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000053-001:****LEGAL DESCRIPTION – STREET PARCEL 1: - N DALLAS ST**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 18TH DAY OF MARCH, 2021, AT RECEPTION NUMBER 2021051001 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15;  
THENCE SOUTH 00°41'59" EAST, ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 141.00 FEET TO THE TO THE SOUTHEAST CORNER OF PARCEL TK-10E (LA-10E) DESCRIBED AT RECEPTION NUMBER 2010075691 IN THE CLERK AND RECORDER'S OFFICE OF SAID CITY AND COUNTY OF DENVER AND TO THE POINT OF BEGINNING;

THENCE SOUTH 00°41'59" EAST, CONTINUING ALONG SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 15, A DISTANCE OF 1029.27 FEET TO THE NORTHEAST CORNER OF TRACT P, FUTURE R.O.W. FOR DALLAS ST., STAPLETON FILING NO. 47 RECORDED AT RECEPTION NUMBER 2015130371 IN SAID CLERK AND RECORDER'S OFFICE;

THENCE SOUTH 89°18'01" WEST, ALONG THE NORTHERLY LINE OF SAID TRACT P AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 72.00 FEET;  
THENCE NORTH 00°41'59" WEST, PARALLEL WITH AND 72.00 FEET WEST OF SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 1029.52 FEET TO THE SOUTHERLY LINE OF SAID PARCEL TK-10E (LA-10E);  
THENCE NORTH 89°29'45" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 72.00 FEET TO THE POINT OF BEGINNING – DALLAS STREET.

CONTAINING 74,116 SQUARE FEET OR 1.701 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEARING SOUTH 00°41'59" EAST BASED ON NAD 83/92 COLORADO CENTRAL ZONE STATE PLANE COORDINATES. THE CENTER OF SAID SECTION 15 IS A 3-1/4" ALUMINUM CAP STAMPED ZBS INC PLS 11434. THE NORTH QUARTER CORNER OF SAID SECTION 15 IS A 3-1/4" ALUMINUM CAP STAMPED PLS 27936 IN A RANGE BOX.



03/18/2021 12:17 PM  
City & County of Denver  
Electronically Recorded

R \$38.00  
WD

D \$0.00

After Recording Return to:  
201 West Colfax Avenue  
Department 1010  
Denver, Colorado 80202  
Attention: Division of Real Estate

**SPECIAL WARRANTY DEED**

**(Dallas Street Between Stapleton Filing No. 47 and 56<sup>th</sup> Avenue)**

THIS SPECIAL WARRANTY DEED (“Deed”) is made this 03 day of MARCH, 2021, 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 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”):

**Dallas Street**

A parcel of land being more particularly described on Exhibit A (consisting of one page) and depicted on Exhibit B (consisting of one page), both of which are attached hereto and incorporated herein by this reference.

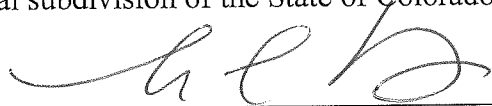
RESERVING, HOWEVER, unto Grantor, its successors and assigns, any and all minerals, oil, gas, and other hydrocarbon substances, on or under the property, to the extent owned by Grantor.

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 C (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

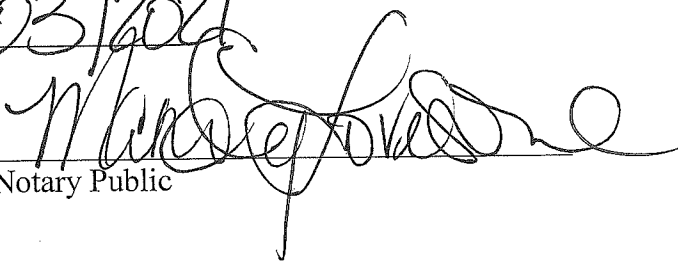
By:   
 Tammi Holloway, Assistant Secretary

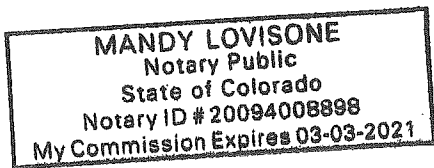
STATE OF COLORADO )  
 ) ss.  
 CITY AND COUNTY OF DENVER )

The foregoing Special Warranty Deed was acknowledged before me by Tammi Holloway, as Assistant Secretary of Park Creek Metropolitan District, this 03 day of MARCH, 2021.

Witness my hand and official seal.

My commission expires: 03/03/2021

  
 Notary Public





## EXHIBIT A

## DESCRIPTION - DALLAS STREET

A part of the Northwest Quarter of Section 15, Township 3 South, Range 67 West of the Sixth Principal Meridian, said City and County of Denver, State of Colorado, more particularly described as follows:

**COMMENCING** at the North Quarter Corner of said Section 15; thence South 00°41'59" East, along the easterly line of said Northwest Quarter of said Section 15, a distance of 141.00 feet to the to the southeast corner of Parcel TK-10E (LA-10E) described at Reception Number 2010075691 in the Clerk and Recorder's Office of said City and County of Denver and to the **POINT OF BEGINNING**;

thence South 00°41'59" East, continuing along said easterly line of the Northwest Quarter of Section 15, a distance of 1029.27 feet to the northeast corner of Tract P, Future R.O.W. for Dallas St., Stapleton Filing No. 47 recorded at Reception Number 2015130371 in said Clerk and Recorder's Office;

thence South 89°18'01" West, along the northerly line of said Tract P and the westerly extension thereof, a distance of 72.00 feet;  
thence North 00°41'59" West, parallel with and 72.00 feet west of said easterly line of the Northwest Quarter of said Section 15, a distance of 1029.52 feet to the southerly line of said Parcel TK-10E (LA-10E);  
thence North 89°29'45" East, along said southerly line, a distance of 72.00 feet to the **POINT OF BEGINNING** - DALLAS STREET.

Containing 74,116 square feet or 1.701 acres, more or less.

**BASIS OF BEARINGS:** Bearings are based on the east line of the Northwest Quarter of Section 15, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, bearing South 00°41'59" East based on NAD 83/92 Colorado Central Zone State Plane Coordinates. The Center of said Section 15 is a 3-1/4" aluminum cap stamped ZBS INC PLS 11434. The North Quarter Corner of said Section 15 is a 3-1/4" aluminum cap stamped PLS 27936 in a range box.

Derek S. Brown, P.L.S. 38064  
For and on behalf of AECOM  
6200 South Quebec St.,  
Greenwood Village, CO 80111  
phone 303.843.2330  
derek.brown1@aecom.com

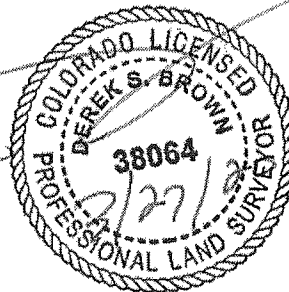
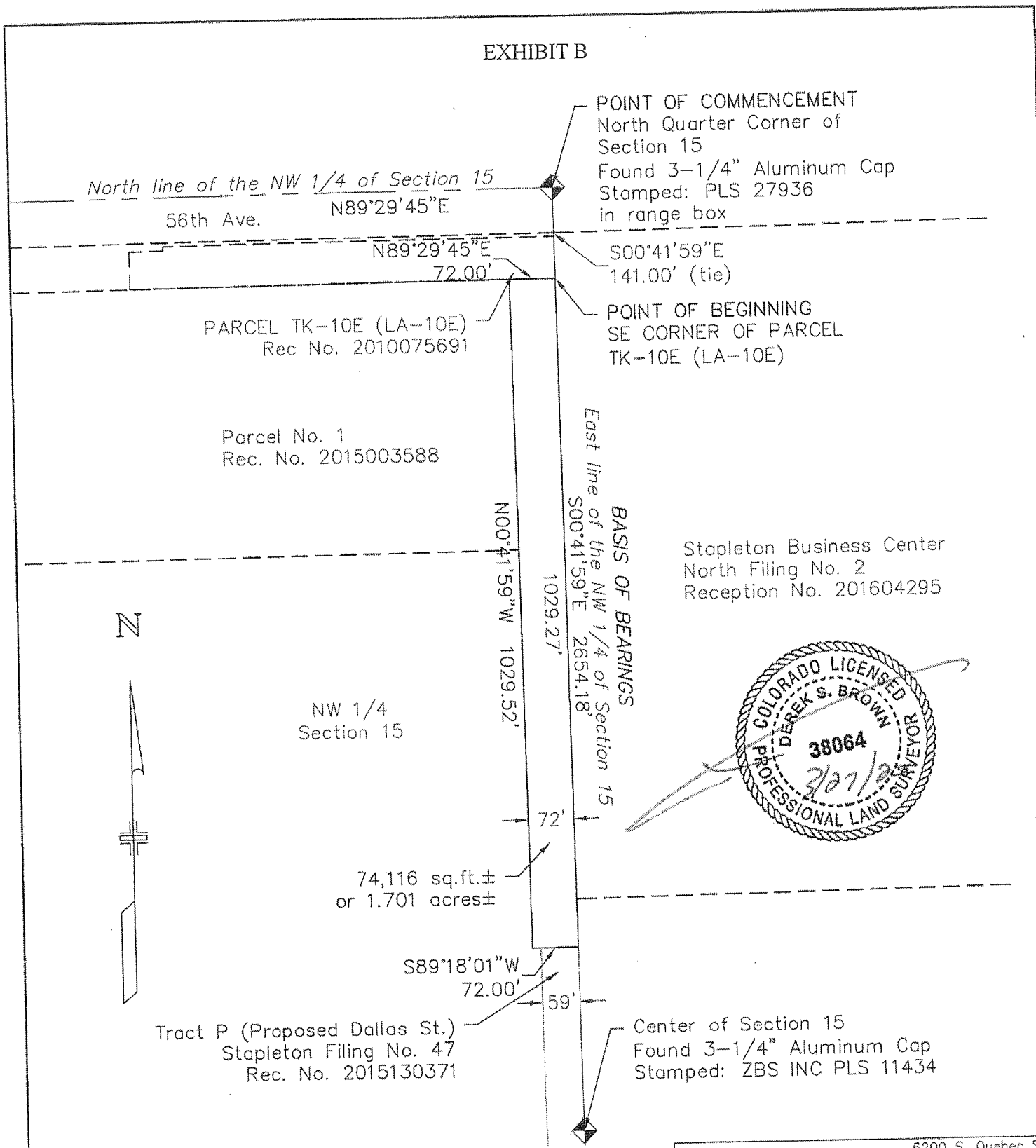


EXHIBIT B



POINT OF COMMENCEMENT  
 North Quarter Corner of  
 Section 15  
 Found 3-1/4" Aluminum Cap  
 Stamped: PLS 27936  
 in range box

S00°41'59"E  
 141.00' (tie)

POINT OF BEGINNING  
 SE CORNER OF PARCEL  
 TK-10E (LA-10E)

Stapleton Business Center  
 North Filing No. 2  
 Reception No. 201604295



BASIS OF BEARINGS

East line of the NW 1/4 of Section 15  
 S00°41'59"E 2654.18'

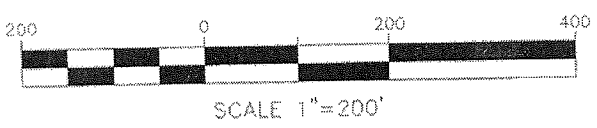
1029.27'

N00°41'59"W 1029.52'

74,116 sq.ft.±  
 or 1.701 acres±

S89°18'01"W  
 72.00'

Center of Section 15  
 Found 3-1/4" Aluminum Cap  
 Stamped: ZBS INC PLS 11434



6200 S. Quebec St.  
 Greenwood Village,  
 CO 80111  
 Tel: 303-843-2330  
 derek.brown1@aecom.com

**AECOM**

A part of the Northwest Quarter of  
 Section 15, Township 3 South, Range 67  
 West, of the Sixth Principal Meridian,  
 City and County of Denver,  
 State of Colorado COLORADO

Scale:	Drawn by: JKB	Sheet No. 1	Drawing Name:
1"=200'	Checked by: OSB	of 1 Sheet(s)	Dallas St.-PCMD.dwg

*This exhibit does not represent a monumented survey.  
 It is intended only to depict the attached legal description.*

**EXHIBIT C****PERMITTED EXCEPTIONS**

(Attached to and made a part of Special Warranty Deed between Park Creek Metropolitan District "Grantor" and City and County of Denver "Grantee" dated March 3, 2021).

7. Terms, conditions, provisions, obligations and agreements as set forth in the Stapleton Development Plan - North Area recorded July 27, 2004 at Reception No. 2004157615 as amended by Amendment No. 1 to said development plan recorded October 10, 2007 at Reception No. 2007158161 and recorded July 22, 2009 at Reception No. 2009093987 and Amendment No. 2 to said development plan recorded August 15, 2012 at Reception No. 2012109675.
8. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Declaration of Covenants, Conditions and Restrictions for the Stapleton Site recorded May 19, 1998 at Reception No. 9800076180.
9. Intentionally Deleted.
10. Reservations, including mineral rights, underground water rights, covenants, easements and restrictions as set forth in the property deed from the City and County of Denver, a Colorado municipal corporation to Stapleton Development Corporation recorded September 20, 2013 at Reception No. 2013138776.  
  
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 September 20, 2013 at Reception No. 2013138777 and subsequently conveyed to Park Creek Metropolitan District by Quit Claim Deed recorded September 23, 2013 at Reception No. 2013139184.
11. Intentionally Delete.
12. Terms, conditions, provisions, obligations and agreements as set forth in the Recordation of Development Agreement recorded August 25, 2004 at Reception No. 2004176011 and Agreement Regarding Recordation of Development Agreement recorded September 23, 2013 at Reception No. 2013139185.
13. Any tax, lien, fee or assessment by reason of inclusion of subject property in the Westerly Creek Metropolitan District, as evidenced by instruments recorded January 21, 2014 at Reception Nos. 2014006433 and 2014006434.
14. Intentionally Deleted.

15. Intentionally Deleted.
16. Terms, conditions, provisions, obligations and agreements as set forth in the Recordation of Development Agreement recorded August 25, 2004 at Reception No. 2004176011 and Agreement Regarding Recordation of Development Agreement recorded July 11, 2013 at Reception No. 2013100574.
17. Reservations of mineral and water rights and access easements and restrictive covenants as set forth in Property Deed by the City and County of Denver recorded July 11, 2013 at Reception No. 2013100420.

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 July 11, 2013 at Reception No. 2013100421 and subsequently conveyed to Park Creek Metropolitan District by Quit Claim Deed recorded July 11, 2013 at Reception No. 2013100573.