

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: June 10, 2025

ROW #: 2025-DEDICATION-0000099 **SCHEDULE #:** 5 Schedule # - See Page 3

TITLE: This request is to dedicate five City-owned parcels of land as Public Right-of-Way as 1) North Trenton Street, located at the intersection of East Montview Boulevard and North Trenton Street, 2) North Tamarac Street, located at the intersection of North Tamarac Street and East 20th Place, 3) East 20th Place, located at the intersection of East 20th Place and North Tamarac Street, 4) North Ulster Street, located at the intersection of North Ulster Street and East 20th Place, and 5) North Uinta Street, located at the intersection of North Uinta Street and East 22nd 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 1) North Trenton Street, 2) North Tamarac Street, 3) East 20th Place, 4) North Ulster Street, and 5) North Uinta Street. 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. 24."

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 Trenton Street, 2) North Tamarac Street, 3) East 20th Place, 4) North Ulster Street, and 5) North Uinta Street. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000099-001, 002, 003, 004 & 005) HERE.

A map of the area to be dedicated is attached.

GB/KS/BV



cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Shontel 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
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-0000099

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: 720-865-3002

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PARCEL #	TRACT	STREET NAME	SCHEDULE #
1	A	N. Trenton St	0133200033000
2	B	N. Tamarac St.	0133200034000
3	C	E. 20 th Pl.	0133200035000
4	D	N. Ulster St	0133200036000
5	E	N. Uinta St.	0133200037000

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: June 10, 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) North Trenton Street, located at the intersection of East Montview Boulevard and North Trenton Street, 2) North Tamarac Street, located at the intersection of North Tamarac Street and East 20th Place, 3) East 20th Place, located at the intersection of East 20th Place and North Tamarac Street, 4) North Ulster Street, located at the intersection of North Ulster Street and East 20th Place, and 5) North Uinta Street, located at the intersection of North Uinta Street and East 22nd 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: Barbara.Valdez@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. 24 has recorded, and the developer was asked to dedicate five parcels of land as 1) North Trenton Street, 2) North Tamarac Street, 3) East 20th Place, 4) North Ulster Street, and 5) North Uinta 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 (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: 2025-DEDICATION-0000099

Description of Proposed Project: Stapleton Filing No. 24 has recorded, and the developer was asked to dedicate five parcels of land as 1) North Trenton Street, 2) North Tamarac Street, 3) East 20th Place, 4) North Ulster Street, and 5) North Uinta 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) North Trenton Street, 2) North Tamarac Street, 3) East 20th Place, 4) North Ulster Street, and 5) North Uinta 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

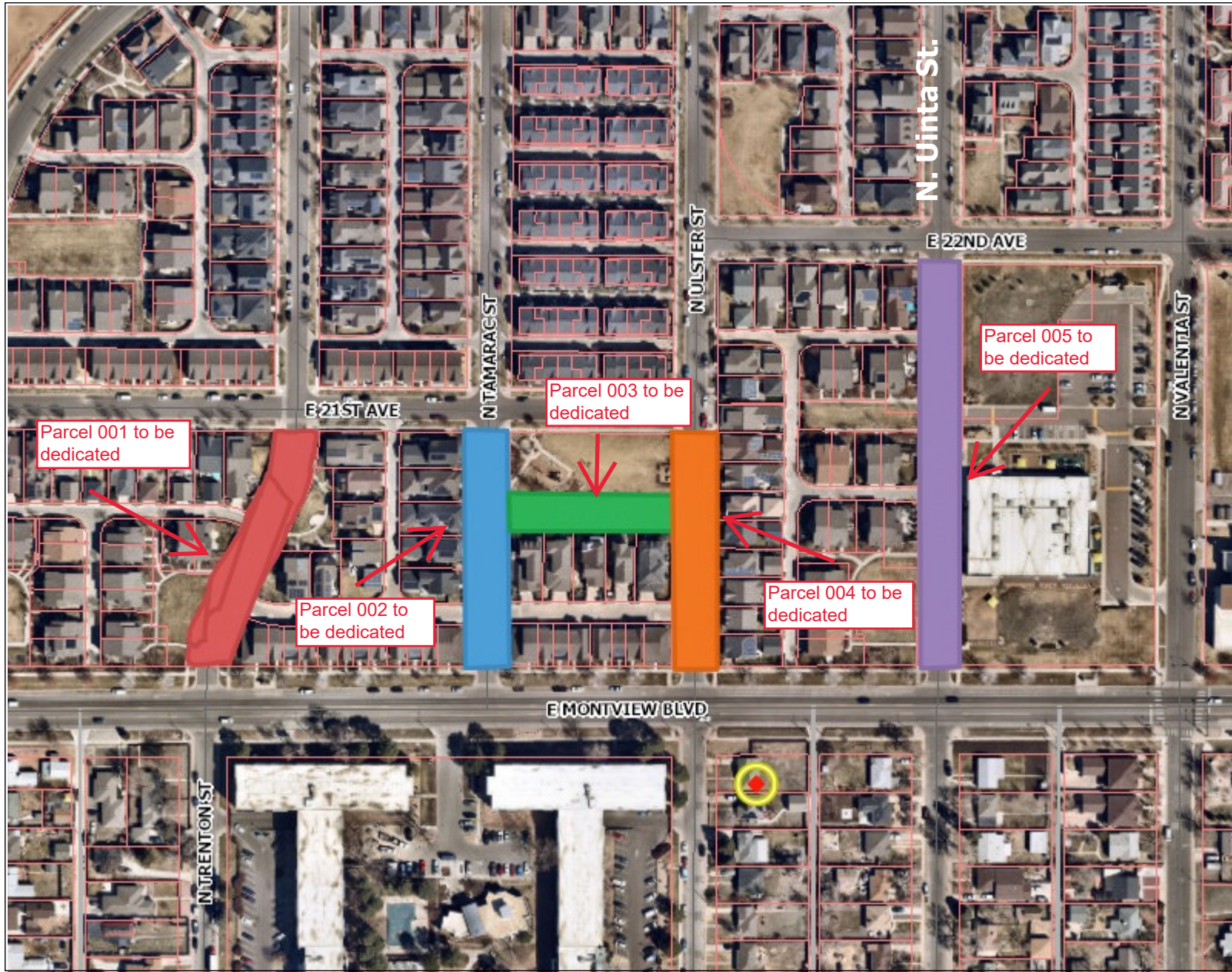
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) North Trenton Street, 2) North Tamarac Street, 3) East 20th Place, 4) North Ulster Street, and 5) North Uinta Street, as part of the development project called, "Stapleton Filing No. 24."



Legend

- Streets
- Alleys
- ▬ County Boundary
- ▬ Parcels



400 0 200 400 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:3,120

Map Generated 6/10/2025

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THIS IS NOT A LEGAL DOCUMENT.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000099-001:

LEGAL DESCRIPTION – STREET PARCEL 1: - N TRENTON ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY 2025, AT RECEPTION NUMBER 2025041622 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT A, STAPLETON FILING NO. 24, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000099-002:

LEGAL DESCRIPTION – STREET PARCEL 2: - N TAMARAC ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY 2025, AT RECEPTION NUMBER 2025041622 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT B, STAPLETON FILING NO. 24, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DESCRIPTION-0000099-003:

LEGAL DESCRIPTION – STREET PARCEL 3: - E 20TH PL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY 2025, AT RECEPTION NUMBER 2025041622 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT C, STAPLETON FILING NO. 24, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000099-004:

LEGAL DESCRIPTION – STREET PARCEL 4: - N ULSTER ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 5TH DAY OF MAY 2025, AT RECEPTION NUMBER 2025041622 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT D, STAPLETON FILING NO. 24, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000099-005:

LEGAL DESCRIPTION – STREET PARCEL 5: - N UINTA ST

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF

DENVER, RECORDED ON THE 5TH DAY OF MAY 2025, AT RECEPTION NUMBER 2025041622 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT E, STAPLETON FILING NO. 24, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



05/05/2025 01:30 PM
City & County of Denver
Electronically Recorded

R \$28.00

WD

D \$0.00

SPECIAL WARRANTY DEED
(Stapleton Filing No. 24)

THIS DEED ("Deed") is made this 24 day of April, 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 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. 24

Tracts A, B, C, D and E, Stapleton Filing No, 24, City and County of Denver.

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.

(The remainder of the page is left blank.)

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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.
10. Subject to the reservations and the restrictions as contained in the Deed from the City and County of Denver to Stapleton Development Corporation as set forth in the instrument

Recording Date: October 17, 2003
Recording No.: Reception No. 2003217434

Note: The minerals as reserved above were quit claimed to Stapleton Development Corporation in the Deed recorded October 17, 2003 at Reception No. 2003217435.

Note: The minerals as reserved above were subsequently quit claimed to FC Stapleton I, LLC in the Deed recorded October 17, 2003 at Reception No. 2003217438.

Note: The minerals as reserved above were subsequently quit claimed to FC Stapleton II, LLC in the Deed recorded October 17, 2003 at Reception No. 2003217445.

Note: The minerals as reserved above were subsequently quit claimed to Park Creek Metropolitan District in the Deed recorded March 1, 2023 at Reception No. 2023016895.

11. Intentionally omitted.
12. Intentionally omitted.
13. Subject to the effect of the notes as shown on the prior plat for Stapleton Filing No. 10, as set forth in the instrument referenced below:

Recording Date: March 17, 2004
Recording No.: Reception No. 2004072020

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: March 4, 2004
Recording No.: Reception No. 2004061395

Note: As additionally evidenced by the instrument recorded March 20, 2008 at Reception No. 2008038472.

15. Subject to the reservations and the restrictions as contained in the Deed from the City and County of Denver to Stapleton Development Corporation as set forth in the instrument

Recording Date: December 11, 2007
Recording No.: Reception No. 2007189983

Note: The minerals as reserved above were quit claimed to Stapleton Development Corporation in the Deed recorded December 11, 2007 at Reception No. 2007189984.

Note: The minerals as reserved above were subsequently quit claimed to FC Stapleton I, LLC in the Deed recorded December 11, 2007 at Reception No. 2007189987.

Note: The minerals as reserved above were subsequently quit claimed to FC Stapleton II, LLC in the Deed recorded December 11, 2007 at Reception No. 2007189991.

Note: The minerals as reserved above were subsequently quit claimed to Park Creek Metropolitan District in the Deed recorded March 1, 2023 at Reception No. 2023016895.

16. Subject to the Notes numbered 9, 10, 11, 12, 13, 14, 15, 16 and 17, all as shown on the plat for Stapleton Filing No. 24, as set forth in the instrument(s):

Recording Date: August 25, 2008
Recording No.: Reception No. 2008117636

17. Terms, conditions, provisions, agreements and obligations contained in the Stapleton Residential Development Plan For Filing No. 24 as set forth below:

Recording Date: April 30, 2010
Recording No.: Reception No. 2010047126



2025041623

Page: 1 of 1

05/05/2025 01:30 PM
City & County of Denver
Electronically Recorded

R \$13.00

BSD

D \$0.00

BARGAIN AND SALE DEED**(Stapleton Filing No. 24 - Subsurface Minerals)**

PARK CREEK METROPOLITAN DISTRICT a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is 7350 E. 29th Avenue, Suite 300, Denver, Colorado 80238 ("Grantor"), for and in consideration of Five Hundred Dollars (\$500.00) the receipt and sufficiency of which is hereby acknowledged, hereby conveys to the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado, whose address is 1437 Bannock Street, Denver, Colorado 80202 ("Grantee"), the following minerals in the City and County of Denver, State of Colorado, to wit:

Any and all minerals, oil, gas, and other hydrocarbon substances owned by the Grantor and appurtenant to the real property described as:

Stapleton Filing No. 24

Tracts A, B, C, D and E, Stapleton Filing No, 24, City and County of Denver.

EXECUTED to be effective as of the 24 day of April, 2025.

PARK CREEK METROPOLITAN DISTRICT,
a quasi-municipal corporation and political
subdivision of the State of Colorado

By: 

Tammi Holloway, Assistant Secretary

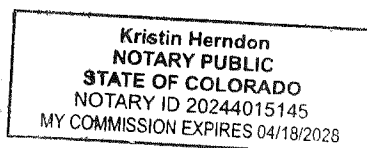
STATE OF COLORADO)

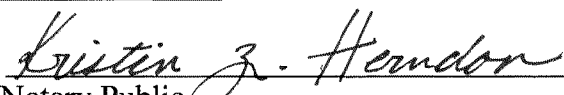
) ss.

CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 24th day of April, 2025, by Tammi Holloway, Assistant Secretary of the Park Creek Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado.

My commission expires:

04/18/2028


Notary Public