


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 5, 2025

ROW #: 2025-DEDICATION-0000089 **SCHEDULE #:** 5 Schedule Numbers-See Page 2

TITLE: This request is to dedicate five City-owned parcels of land as Public Right-of-Way as 1) North Xanthia Street, located at the intersection of North Xanthia Street and East Northfield Boulevard, 2) East 48th Avenue, located at intersection of East 48th Avenue and North Xenia Street, 3) North Xenia Street, located at the intersection of North Xenia Street and East Northfield Boulevard, 4) East 47th Avenue, located at the intersection of East 47th Avenue and North Xenia Street, and 5) North Xenia Street, located at the intersection of North Xenia Street and East 47th 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 Xanthia Street, 2) East 48th Avenue, 3) North Xenia Street, 4) East 47th Avenue, and 5) North Xenia 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. 37."

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 Xanthia Street, 2) East 48th Avenue, 3) North Xenia Street, 4) East 47th Avenue, and 5) North Xenia Street. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2025-DEDICATION-0000089-001, 002, 003, 004, 005) HERE.

A map of the area to be dedicated is attached.

GB/KS/DG

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, 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 Svecovsky
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2025-DEDICATION-0000089

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

PARCEL #	TRACT	STREET NAME	SCHEDULE #
1	A	NORTH XANTHIA STREET	0121100043000
2	B	EAST 48 th AVENUE	0121100044000
3	C	NORTH XENIA STREET	0121100045000
4	D	EAST 47 th AVENUE	0121100046000
5	E	NORTH XENIA STREET	0121100047000

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 5, 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 Xanthia Street, located at the intersection of North Xanthia Street and East Northfield Boulevard, 2) East 48th Avenue, located at intersection of East 48th Avenue and North Xenia Street, 3) North Xenia Street, located at the intersection of North Xenia Street and East Northfield Boulevard, 4) East 47th Avenue, located at the intersection of East 47th Avenue and North Xenia Street, and 5) North Xenia Street, located at the intersection of North Xenia Street and East 47th 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: 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:

Stapleton Filing No. 37 recorded and the developer was asked to dedicate five parcels as 1) North Xanthia Street, 2) East 48th Avenue, 3) North Xenia Street, 4) East 47th Avenue, and 5) North Xenia 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</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-0000089

Description of Proposed Project: Stapleton Filing No. 37 recorded and the developer was asked to dedicate five parcels as 1) North Xanthia Street, 2) East 48th Avenue, 3) North Xenia Street, 4) East 47th Avenue, and 5) North Xenia 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 Xanthia Street, 2) East 48th Avenue, 3) North Xenia Street, 4) East 47th Avenue, and 5) North Xenia 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 Xanthia Street, 2) East 48th Avenue, 3) North Xenia Street, 4) East 47th Avenue, and 5) North Xenia Street, as part of the development project called, "Stapleton Filing No. 37."



Legend

- Streets
- Alleys
-  County Boundary
-  Parcels

579 0 289.5 579 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:4,514

Map Generated 6/4/2025

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-0000089-001

LEGAL DESCRIPTION – STREET PARCEL NO. 1 – N. XANTHIA 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 2025041630 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT A, STAPLETON FILING NO. 37, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000089-002

LEGAL DESCRIPTION – STREET PARCEL NO. 2 – E. 48TH AVE

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 2025041630 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT B, STAPLETON FILING NO. 37, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000089-003

LEGAL DESCRIPTION – STREET PARCEL NO. 3 – N. XENIA 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 2025041630 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT C, STAPLETON FILING NO. 37, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000089-004

LEGAL DESCRIPTION – STREET PARCEL NO. 4 – E. 47TH AVE

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 2025041630 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT D, STAPLETON FILING NO. 37, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL DESCRIPTION ROW NO. 2025-DEDICATION-0000089-005

LEGAL DESCRIPTION – STREET PARCEL NO. 5 – N. XENIA 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 2025041630 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

TRACT E, STAPLETON FILING NO. 37, CITY AND COUNTY OF DENVER, STATE OF COLORADO.



05/05/2025 01:33 PM
City & County of Denver
Electronically Recorded

R \$33.00

WD

D \$0.00

SPECIAL WARRANTY DEED
(Stapleton Filing No. 37)

THIS DEED ("Deed") is made this 24th 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 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. 37

Tracts A, B, C, D and E, Stapleton Filing No. 37,
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 April, 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:

04/18/2028


Notary Public

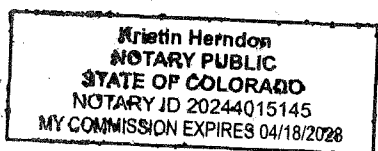


EXHIBIT A

PERMITTED EXCEPTIONS

1. Any facts, rights, interests or claims thereof, not shown by the Public Records but that 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. Reserving, however, to the State of Colorado all rights to any and all minerals, ores and metals of every kind and character and all coal, asphaltum, oil and other like substances in or under said land and right of ingress and egress for the purpose of mining, together with enough of the surface of same as may be necessary for the proper and convenient working of such minerals and substances, as reserved in the Patents:

Recording Date: July 25, 1924

Recording No.: Book 127 at Page 393 (Adams County Records)

And

Recording Date: March 3, 1925

Recording No.: Book 132 at Page 654 (Adams County Records)

10. Intentionally deleted.
11. Covenants, conditions and restrictions, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, and any and all amendments thereto, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: October 4, 2001

Recording No: Reception No. 2001167472

First Amended and Restated Community Declaration for the Project Area within the Former Stapleton International Airport:

Recording Date: May 10, 2002

Recording No.: Reception No. 2002086362

First Amendment to the First Amended and Restated Community Declaration for the Project Area within the Former Stapleton International Airport:

Recording Date: December 22, 2005

Recording No.: Reception No. 2005217062

Second Amendment to the First Amended and Restated Community Declaration for the Project Area within the Former Stapleton International Airport:

Recording Date: January 9, 2007

Recording No.: Reception No. 2007003744

Supplemental Declaration Subjecting Property to the Community Declaration:

Recording Date: April 30, 2012

Recording No.: Reception No. 2012055930

12. Intentionally deleted.

13. Terms, conditions, provisions, agreements and obligations contained in the 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

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

Recording Date: August 25, 2004

Recording No.: Reception No. 2004176011

Agreement Regarding Recordation of Development Agreement:

Recording Date: April 30, 2012

Recording No.: Reception No. 2012055926

15. Reservations, including mineral rights, underground water rights, covenants and restrictions as set forth in Property Deed from the City and County of Denver, a Colorado municipal corporation to Stapleton Development Corporation recorded April 30, 2012 at Reception No. 2012055917.

Note: 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 April 30, 2012 at Reception No. 2012055918, and subsequently conveyed to Park Creek Metropolitan District by Quit Claim Deed recorded April 30, 2012 at Reception No. 2012055929.

16. Any taxes or assessments by reason of the inclusion of the Land in the Westerly Creek Metropolitan District, as evidenced by instrument set forth below:

Recording Date: June 18, 2012

Recording No.: Reception No. 2012079341

17. Intentionally deleted.

18. Easements, notes, terms, conditions, provisions, agreements and obligations contained in the Plat of Stapleton Filing No. 37 as set forth below:

Recording Date: October 18, 2012

Recording No.: Reception No. 2012143497