



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: March 20, 2026
ROW #: 2024-DEDICATION-0000193

Signed by:

DF13EBC85E48471...

SCHEDULE #: Adjacent to 0128100031000,
0128100032000 & 0128100030000

TITLE: This request is to dedicate a City-owned parcel of land as Public Right-of-Way as North Xanthia Street, located near the intersection of North Xanthia Street and East 37th 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 Xanthia 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, “3800 N Xanthia St.”

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 Xanthia Street. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2024-DEDICATION-0000193-001) HERE.

A map of the area to be dedicated is attached.

GB/JL/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
- DOTI, Deputy Director, Right-of-Way Services, Darion Mayhorn
- Department of Law, Brad Beck
- Department of Law, Katherine Ehlers
- Department of Law, Janet Valdez
- Department of Law, Mar'quasa Maes
- DOTI Survey, Johanna Lee
- DOTI Ordinance
- MileHighOrdinance
- Owner: City and County of Denver
- Project file folder 2024-DEDICATION-0000193

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

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: March 20, 2026

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 North Xanthia Street, located near the intersection of North Xanthia Street and East 37th 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:
 This project proposes to build a clubhouse and eight apartment buildings on vacant land. The developer was asked to dedicate a parcel of land as North Xanthia 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> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
<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: 2024-DEDICATION-0000193

Description of Proposed Project: This project proposes to build a clubhouse and eight apartment buildings on vacant land. The developer was asked to dedicate a parcel of land as North Xanthia 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 Xanthia 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 Xanthia Street, as part of the development project called, "3800 N Xanthia St."

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

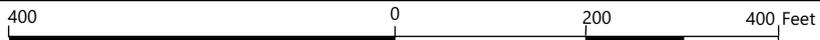
CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV



City and County of Denver



- Legend**
- Irrigation Ditches Reconstruct (Gardeners)
 - Streets
 - Alleys
 - County Boundary
 - Parcels
 - Parks**
 - All Other Parks; Linear
 - Mountain Parks



PARCEL DESCRIPTION ROW NO. 2024-DEDICATION-0000193-001:**LAND DESCRIPTION - STREET PARCEL #1:**

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 11TH DAY OF February, 2026, AT RECEPTION NUMBER 2026010517 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS

A PORTION OF PARCEL A, TRACT 1 AND TRACT 2 AND PARCEL B IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2022155139 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 21 AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTHWESTERLY LINE OF SAID PARCEL A TRACT 1 AND TRACT 2 AS MONUMENTED AT THE SOUTHWEST END BY A RECOVERED #5 REBAR WITH GREEN PLASTIC CAP STAMPED "PLS 38081" AND AT THE NORTHEAST END BY A RECOVERED NAIL WITH 1" BRASS DISC STAMPED "PLS 34579" ASSUMED TO BEAR N 26°47'41" E, A DISTANCE OF 187.12 FEET.

BEGINNING AT THE NORTH CORNER OF SAID PARCEL A, TRACT 2;
THENCE COINCIDENT WITH THE NORTHEASTERLY LINE OF SAID PARCEL A, S 63°12'03" E, A DISTANCE OF 6.00 FEET;
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 02°18'36", A RADIUS OF 459.00 FEET, AN ARC LENGTH OF 18.50 FEET; AND A CHORD BEARING AND DISTANCE OF S 25°38'24" W, 18.50 FEET;
THENCE S 26°47'41" W, A DISTANCE OF 187.12 FEET;
THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 26°47'41", A RADIUS OF 371.00 FEET, AN ARC LENGTH OF 173.50 FEET; AND A CHORD BEARING AND DISTANCE OF S 13°23'50" W, 171.92 FEET;
THENCE S 00°00'00" E, A DISTANCE OF 19.44 FEET TO A POINT ON THE WESTERLY SOUTH LINE OF SAID PARCEL B, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF TRACT BU, STAPLETON FILING NO. 18 AS RECORDED AT RECEPTION NO. 2006167967;
THENCE COINCIDENT WITH SAID SOUTH LINE OF PARCEL B AND COINCIDENT WITH SAID NORTH LINE OF TRACT BU S 89°43'29" W, A DISTANCE OF 6.00 FEET;
THENCE COINCIDENT WITH THE WEST LINE OF SAID PARCEL B, PARCEL A, TRACT 1 AND PARCEL A, TRACT 2 AND COINCIDENT WITH THE EAST LINE OF N XANTHIA STREET THE FOLLOWING FOUR (4) COURSES:
1. N 00°00'00" E, A DISTANCE OF 19.47 FEET;
2. ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 26°47'41", A RADIUS OF 377.00 FEET, AN ARC LENGTH OF 176.31 FEET; AND A CHORD BEARING AND DISTANCE OF N 13°23'50" E, 174.70 FEET;
3. N 26°47'41" E, A DISTANCE OF 187.12 FEET;
4. ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 02°20'26", A RADIUS OF 453.00 FEET, AN ARC LENGTH OF 18.51 FEET; AND A CHORD BEARING AND DISTANCE OF N 25°37'28" E, 18.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,400 SQUARE FEET OR 0.0551 ACRE, MORE OR LESS.



02/11/2026 11:04 AM

R \$0.00

D \$0.00

City & County of Denver

WD

Electronically Recorded

Return to:

Division of Real Estate

City and County of Denver

201 West Colfax Avenue, Dept. 1010

Denver, Colorado 80202

Project Description: 2024-DEDICATION-0000193**Asset Mgmt No.: 26-017****No Fee****SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 9th day of February, 2026, by **KH Georgia LLC**, a Colorado limited liability company, as to an undivided 25% interest, **RK RE Investments, LLC**, a Colorado limited liability company f/k/a KH Rick LLC, as to an undivided 25% interest, **KIN G3N RE Holdings, LLC**, a Colorado limited liability company f/k/a KH Jon LLC, as to an undivided 25% interest, **KH Teresa LLC**, a Colorado limited liability company, as to an undivided 12.5% interest, and **KH Julie LLC**, a Colorado limited liability company, as to an undivided 12.5% interest, having a principal address of 1144 15th St., Ste 3950, C/O Johnson Financial Group, Denver, CO 80202, United States (“Grantor”), to the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 (“Grantee”).

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto Grantee, and its successors and assigns forever the real property described below, together with all improvements thereon, owned by Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on the attached Exhibit(s) hereto and incorporated herein (“Property”);

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee, and its successors and assigns forever. Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor.

No separate bill of sale with respect to improvements on the Property will be executed.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

ATTEST:

KH GEORGIA, LLC,
a Colorado limited liability company

RK RE Investments, LLC,
a Colorado limited liability company
f/k/a KH RICK, LLC

KIN G3N RE HOLDINGS, LLC,
a Colorado limited liability company
f/k/a KH JON, LLC

KH TERESA LLC,
a Colorado limited liability company

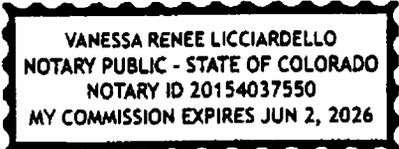
KH JULIE LLC,
a Colorado limited liability company

By: [Signature]
Name: Jon Kinning
Its: Manager

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 9 day of February, 2026
by Jon Kinning, as Manager of KH Georgia LLC, a Colorado
limited liability company.

Witness my hand and official seal.



My commission expires: June 2, 2026

Vanessa Renee Licciardello
Notary Public

2022-projmstr-0000336-ROW

EXHIBIT A

LEGAL DESCRIPTION SHEET 1 OF 2

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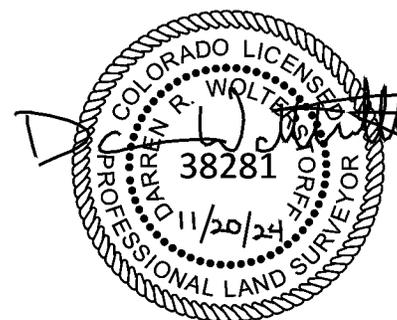
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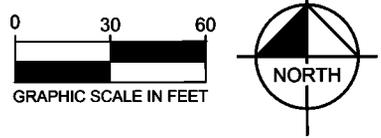
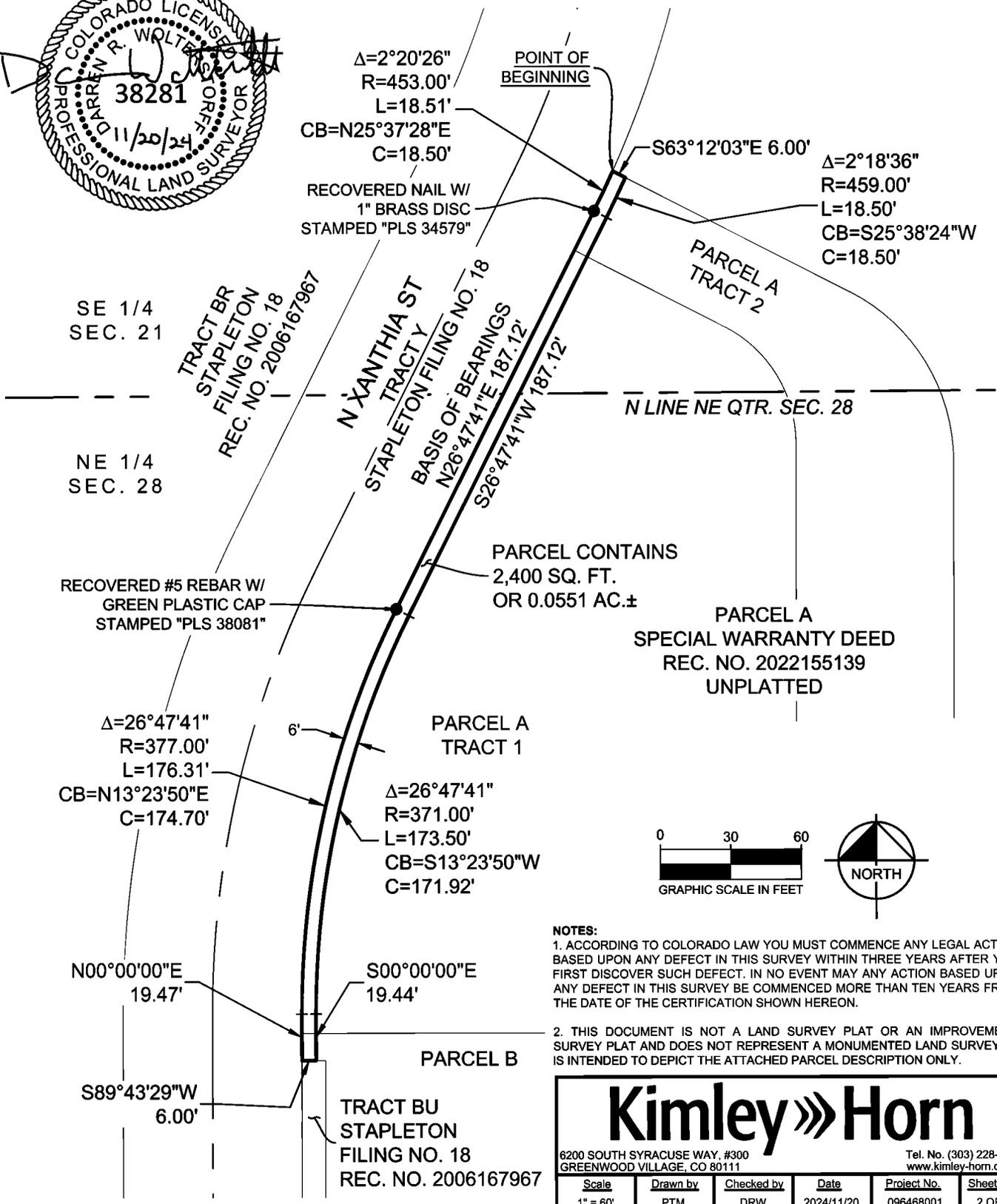
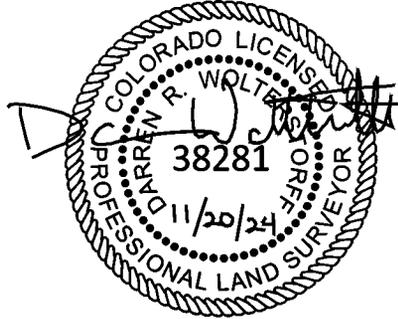
I, DARREN R. WOLTERSTORFF, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, #300
GREENWOOD VILLAGE, CO 80111
303-228-2300



2022-projmstr-0000336-ROW

EXHIBIT A
 ILLUSTRATION
 SHEET 2 OF 2



NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. THIS DOCUMENT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT THE ATTACHED PARCEL DESCRIPTION ONLY.

Kimley»Horn

6200 SOUTH SYRACUSE WAY, #300
 GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	PTM	DRW	2024/11/20	096468001	2 OF 2